MORGAN H LEWIS

Offers in the Region of £180,000

Wrightington Street, Wigan WN1 2BX

*Beautiful Period Semi Detached House with Stunning Original Features

*Three Good Size Bedrooms

*Family Bathroom with Separate WC

*Security Alarm System

*Within Walking Distance of Local Amenities and Primary Schools

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An exciting opportunity to purchase a beautiful period semi detached house in one of Swinley's most desirable locations. The property is within walking distance of Primary schools, local amenities including Mesnes Park, the Town Centre and railway stations.

The property offers beautifully proportioned accommodation with stunning original features, there is central heating and double glazing and the accommodation briefly comprises, to the ground floor, entrance vestibule with original tiled floor, impressive reception hall with stairs to first floor, front lounge with bay window and fireplace, rear sitting room with fireplace and gas fire, kitchen with walk in pantry and access to the rear garden. There is also a handy security alarm system.

To the first floor there are three good sized bedrooms, a family bathroom with bath sink unit, with separate w.c. To the outside there is a walled front garden and a lovely sunny rear garden with raised beds, lawn and patio area along with handy outbuildings for storage. No Chain.
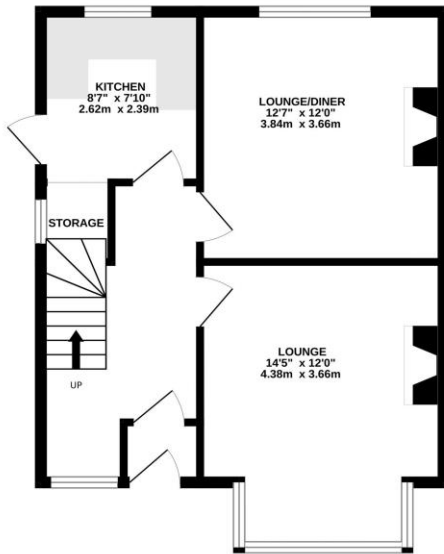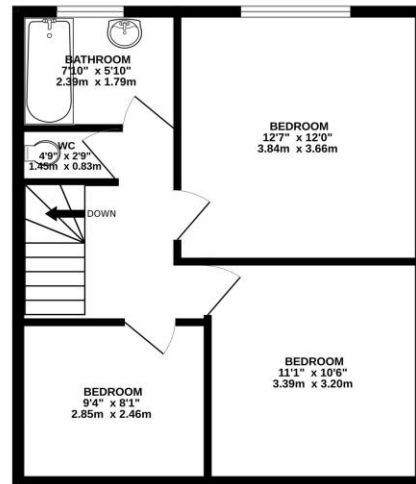
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GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.

KITCHEN
8'7" x 7'10"
2.62m x 2.39m

LOUNGE/DINER
12'7" x 12'0"
3.84m x 3.66m

STORAGE

UP

LOUNGE
14'5" x 12'0"
4.38m x 3.66m

BATHROOM
7'10" x 5'10"
2.39m x 1.79m

BEDROOM
12'7" x 12'0"
3.84m x 3.66m

WC
4'9" x 2'9"
1.45m x 0.83m

DOWN

BEDROOM
11'1" x 10'6"
3.39m x 3.20m

BEDROOM
9'4" x 8'1"
2.85m x 2.46m

TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
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