

# MORGAN H LEWIS



**Asking Price £265,000**

**Kirkwood Close, Wigan WN2 1DZ**

- \*Detached Three Bedroom Home
- \*Three Reception Rooms and Two Bathrooms
- \*Recently Refitted Kitchen Diner
- \*Integral Garage and Driveway Parking
- \*Good Sized Rear Garden

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A fantastic opportunity to purchase a beautifully presented detached house situated in a quiet close on a sought-after development. The village is a very desirable place to live with a great range of local facilities within walking distance and easy access to Wigan Town Centre, the M61 Motorway and Blackrod Station.

The house occupies a generous plot with driveway parking and garden to the front and integral garage, whilst at the rear there is a private garden which enjoys a southerly aspect. The property has been much improved by the current owners. There is central heating and double glazing and the accommodation briefly comprises, to the ground floor, porch, with access to the integral garage, front lounge with fireplace and living flame gas fire, bright, spacious family kitchen with quality wall and base units in white high gloss, contrasting worktops and integrated oven, hob with extractor, microwave and fridge freezer and french doors leading into the conservatory. Completing the ground floor there is a cloakroom with WC. To the first floor there is a bright, spacious landing which gives access to all the upstairs rooms. There are three bedrooms as follows, the master bedroom to the rear with en-suite shower room, number two at the front, another good double room and number three at the front. There is a re-fitted family bathroom with attractive contemporary suite.

Viewings are recommended to appreciate both the location and the quality of the accommodation on offer.

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Total Approx. Floor Area 1215 Sq.ft. (112.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

