

MORGAN H LEWIS



Asking Price £139,950

Wigan Road, Wigan WN2 1DU

- *Two Bedroom Semi Detached Home
- *Prominent Position Overlooking Countryside
- *Perfect First Time Buyer or BTL Opportunity
- *Close to M61 & M6 Motorways
- *Walking Distance to Haigh Hall

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Perfect for the first time purchaser or investor, this attractive semi-detached house occupies a prominent position on a popular semi rural road. The property is within walking distance of local shopping and schooling and Wigan Town Centre, M61 and M6 Motorways are both a short drive away.

The property is in need of modernisation, but offers a blank canvass for the next owner to create a wonderful home in a great location. There is gas central heating and double glazing. The accommodation briefly comprises, to the ground floor, entrance hall with stairs to first floor, front lounge with fireplace, fitted kitchen and downstairs bathroom, with shower over bath, w.c. and basin.

To the first floor there are two double bedrooms and an ensuite w.c. The front bedroom is particularly spacious, with walk in bay window with lovely views over the countryside and fitted wardrobes. The upstairs layout could be easily tweaked to accommodate either three bedrooms or two bedrooms and a family bathroom. To the outside there are private gardens to the front, which could be converted to a large driveway with very little trouble and mature rear garden.

Viewings are recommended to appreciate both the potential of the accommodation and the location.

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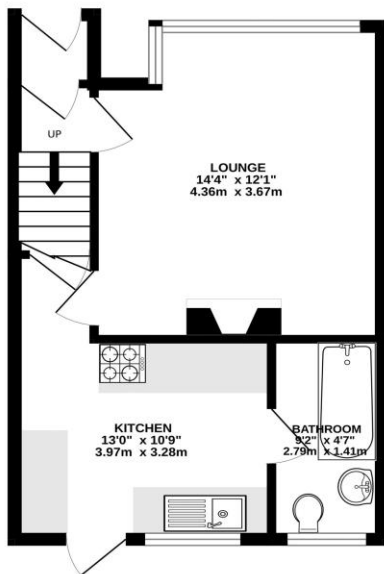


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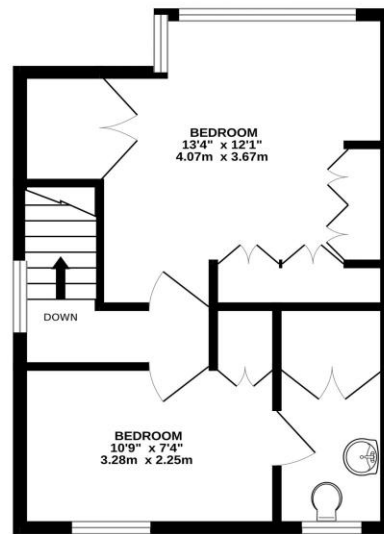


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GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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 as to their operability or efficiency can be given.

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