

MORGAN H LEWIS



Asking Price £135,000

Hodges Street, Wigan WN6 7JG

***ATTENTION FIRST TIME BUYERS AND BTL INVESTORS**

***Mid Terraced House**

***Three Good Sized Bedrooms**

***South Facing Rear Garden**

***Two Reception Rooms**

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ATTENTION FIRST TIME BUYERS AND BUY TO LET INVESTORS!
Available now, This traditional, attractive terraced home offers a lovely position in a very popular area, within walking distance of the historic Mesnes Park and Wigan's bustling town centre, and offers almost 850 sq. feet of wonderfully presented accommodation.

This three bedroom property is situated at the top-end of Hodges street and is ready to offer the its next owner the chance to modernise this home to their own specifications. This lovely home offers an impressive floor plan arranged over two floors, with three bedrooms and south westerly facing garden. The accommodation briefly comprises, entrance porch, good sized family living room with staircase rising to the first floor and doorway leading into the good-sized lounge/dining room. The kitchen, which is situated to the rear of the property and is fitted with a range of wall and base units and includes an electric oven and hob. There are two large windows, looking out on the garden, making this a light and bright room.

The first floor offers three good sized bedrooms and a family bathroom, which is fitted with a classic three piece suite in white includes a shower over bath, wash hand basin, and w.c. The room is flooded with natural light from the skylight above and features a handy built in cupboard. Externally the property boasts a lovely south facing rear garden, which is lovely and private, providing the perfect place to sit and enjoy the sun at any time of the day.

The property does require some modernisation, however offers the opportunity for the next owner to make changes as they go and add more value to this desirable home. Early viewings of this lovely home are now welcomed, to avoid disappointment.

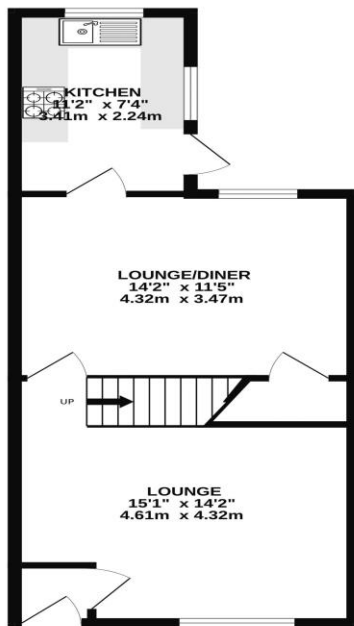
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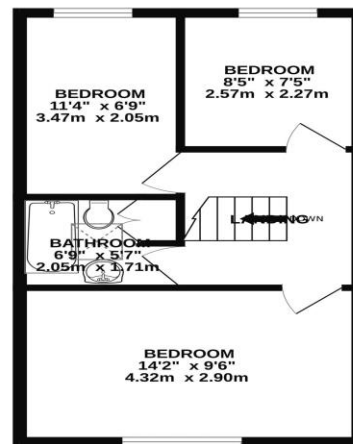
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GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, goods and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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