

MORGAN H LEWIS



Asking Price £100,000

Derby Street, Wigan WN3 4TJ

*ATTENTION FIRST TIME BUYERS AND BTL INVESTORS

*Two Bedroom Mid Terraced Property

*Good Size Lounge

*Modern Kitchen and Bathroom

*NO CHAIN

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ATTENTION BTL INVESTORS AND FIRST TIME BUYERS Available with NO CHAIN, this two bedroom property is situated on the a quiet row of terraced properties, close to local shops and bus links, within easy reach of Wigan Centre.

The property is Street fronted with ample parking and offers 640sqft of living space. This property is well presented and is offered in movein condition. The accommodation briefly comprises 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 provides access to the rear yard. The bathroom is fitted with a classic three piece suite including bath, w.c. and sink.

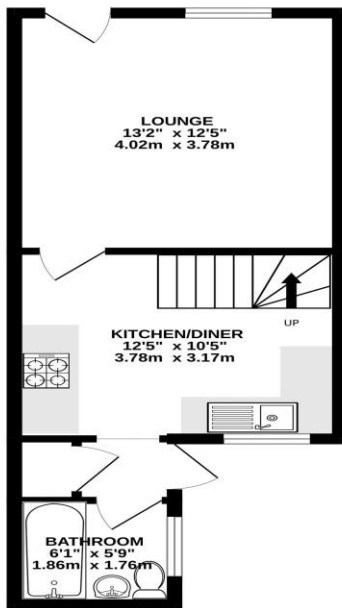
To the first floor are two large bedrooms, with bedroom two having a built storage area. The property is centrally heated and has UVPC windows throughout. Externally the property has a sunny rear yard.

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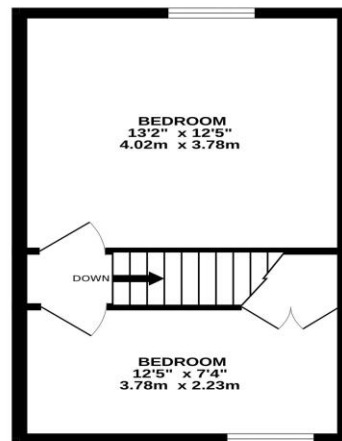


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GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 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 quantity or efficiency can be given.
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