

# MORGAN H LEWIS



Asking Price £125,000

**Banner Street, Wigan WN3 4NA**

- \*Beautifully Presented Mid Terraced House
- \*Two Double Bedrooms
- \*Recently Renovated to a High Standard
- \*Two Reception Rooms
- \*Stylish Modern Kitchen and Shower Room
- \*Quiet Street

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Perfect for the first time buyer or rental investor, this spacious terraced house is now available to purchase. Having recently been refurbished to a high standard, this property is presented in turn-key condition, allowing its new owners to move in with ease. Situated in a quiet street and within walking distance of local shopping and schooling, the property is close to Wigan Town Centre, with excellent access to Railway Stations, Bus Routes and Motorways for the commuter and the Leeds and Liverpool Canal towpath is close by for walking and cycling.

The property briefly comprises of; entrance hall with, a large front living room, which is lovely and bright, with chimney breast and large uvpc window. The rear lounge is spacious and bright, with access to under stairs storage and leading onto the kitchen. The kitchen has recently been fitted with a range of modern wall and base units, integrated appliances and contrasting wood effect worktops. Further to the kitchen is a handy downstairs w.c. and storage area, which provided access out to the rear yard.

The stairway to the first floor leads to a spacious landing and provides access to the upstairs accommodation. The main bedroom to the front is large and bright, with the width running the length of the house. The second bedroom is a good size, with fitted wardrobes. Finally, is the fabulous, spacious family bathroom, which is fitted with a modern bathroom suite, with a large walk in shower, and slate effect tiling. Externally, there is a sunny rear yard, perfect for relaxing or entertaining.

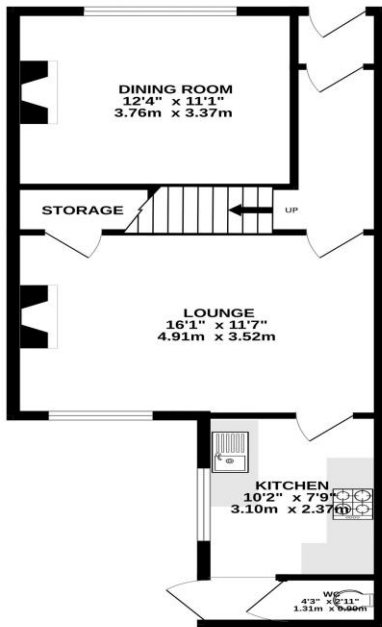
Viewings are essential to avoid disappointment on this lovely home.

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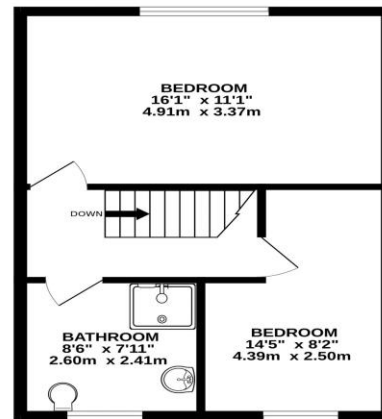


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GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 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. The plans are 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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