MORGAN H LEWIS

Asking Price £229,950

Kirkless Street, Wigan WN1 3JR

*NO ONWARD CHAIN

*Well Presented Detached Modern Family Home

*Three Bedrooms

*Generous Kitchen Diner with Patio Doors

*Ample Parking

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Available with NO ONWARD CHAIN. This lovely three bedroomed detached property is now available for sale. This modern property is presented in turn-key condition, allowing the next owner to move in with ease. Situated on a quiet and private development of just a few other homes, this modern family home is tucked away, offering privacy without compromising on a handy location. With easy access to Wigan Centre, Bus and Rail links to Manchester and Liverpool and the M6 and M61 Motorways just a short drive away.

The accommodation briefly comprises of: Entrance hallway with access to a handy w.c., a bright and spacious lounge, with French doors leading into the modern kitchen diner, fitted with a range of wall and base units and integrated appliances, with French doors leading out to the garden. The downstairs accommodation is tied together with modern bright tiled flooring throughout. To the first floor are three good sized bedrooms with the front being the largest and the back looking out over the playing fields behind and a modern family bathroom suite, comprising of shower over bath, w.c. and basin.
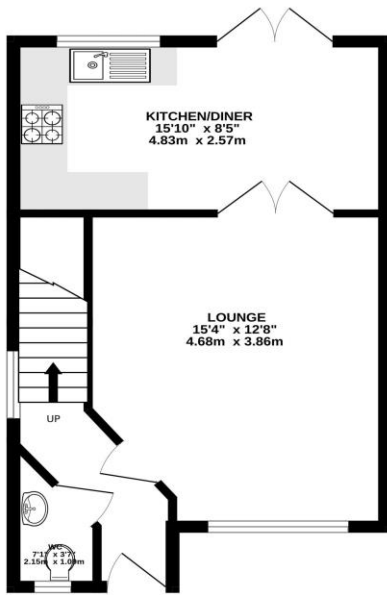
Externally the property has a private rear garden and ample parking for multiple vehicles to both the front and side of the property.
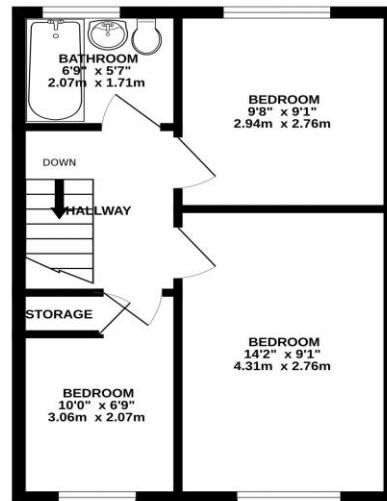
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GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.

KITCHEN/DINER
15'10" x 8'5"
4.83m x 2.57m

LOUNGE
15'4" x 12'8"
4.68m x 3.86m

UP

WC
7'1" x 3'7"
2.15m x 1.09m

BATHROOM
6'9" x 5'7"
2.07m x 1.71m

BEDROOM
9'8" x 9'1"
2.94m x 2.76m

DOWN

HALLWAY

BEDROOM
14'2" x 9'1"
4.31m x 2.76m

STORAGE

BEDROOM
10'0" x 6'9"
3.06m x 2.07m

TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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