

MORGAN H LEWIS



Offers in the region of **£269,995**

Yellow Brook Close, Wigan WN2 1ZH

- *3 Bedroom Detached Home
- *Quiet Cul de Sac Location
- *Walking Distance to Haigh Hall and Local Shops
- *Private Mature Rear Gardens
- *Off Road Parking

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A fantastic opportunity to purchase a beautifully presented detached house situated in a quiet cul de sac on a sought-after development in the heart of Aspull. The village is a very desirable place to live, on the edge of Haigh Woodland park with a great range of local facilities within walking distance and easy access to Wigan Town Centre, the M61 Motorway and Blackrod Station. The house occupies a generous plot with a wide driveway to the front and an attached garage, whilst at the rear there is a private and mature garden which enjoys a southerly aspect. The house has been much improved by the current owners, and is in lovely condition. There is central heating and double glazing and the accommodation briefly comprises, to the ground floor, reception hall, separate front lounge with new electric fireplace, a handy dining room/study with bay window, a bright, spacious family kitchen with quality wall and base units, contrasting worktops and integrated oven, hob with extractor, washing machine and fridge freezer, downstairs W.C and glazed external door leading out to the gardens. To the first floor there is a bright, spacious landing with

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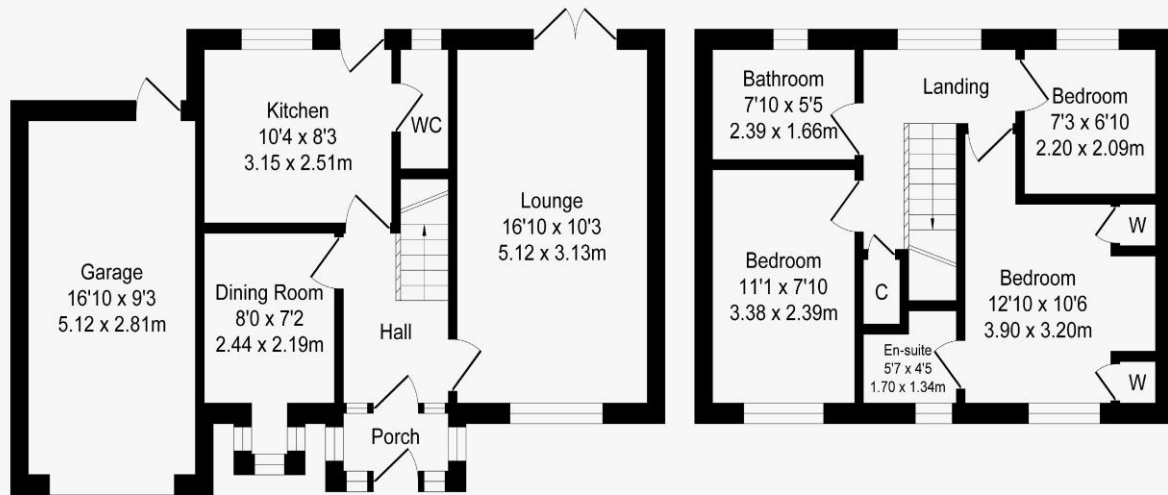


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Total Approx. Floor Area 1005 Sq.ft. (93.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 595 Sq.Ft (55.3 Sq.M.)

First Floor

Approx. Floor Area 410 Sq.Ft (38.1 Sq.M.)