

# MORGAN H LEWIS



**Asking Price £195,000**

**Mottram Drive, Wigan WN3 5EA**

- \*Three Bedroom Bungalow
- \*Semi Detached
- \*Recently Renovated
- \*Quiet Cul de Sac Location
- \*Close To Local Transport Links & Local Shops

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A rare opportunity to purchase an attractive extended semi-detached bungalow, situated within a quiet cul de sac off Poolstock Lane convenient for local amenities, for access into Wigan Town Centre and a short walk to Wigan Flashes Local Nature Reserve.

Small but perfectly formed, the accommodation is centrally heated and double glazed and would be perfect for those looking to downsize. There is a side entrance leading into the entrance hall, lounge at front with wood burning stove, a good sized modern fitted kitchen, with French doors leading out to the gardens. There are three bedrooms to the property and a recently fitted three piece bathroom suite, with walk in shower, basin and w.c. To the outside there are lovely low maintenance gardens, with patio area and astroturf, to the front and side.

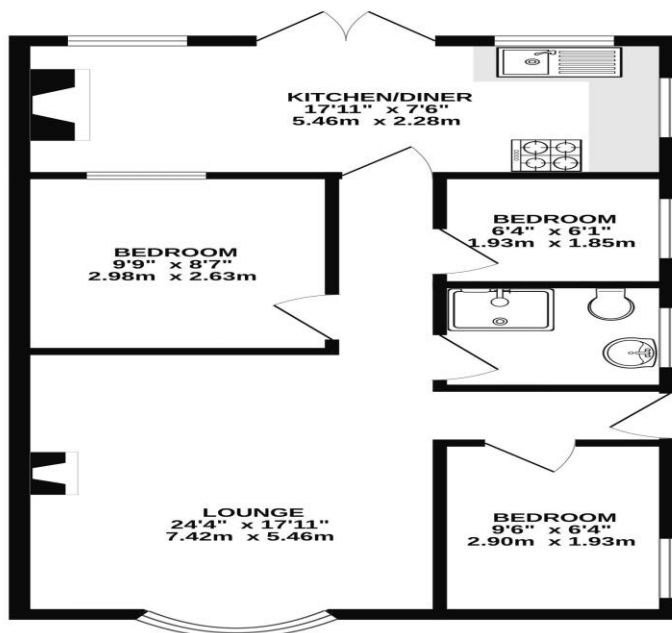
There is a private driveway providing ample parking.

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GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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 operability or efficiency can be given.

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