

MORGAN H LEWIS



Asking Price £95,000

Careless Lane, Wigan WN2 2HP

*Perfect First Time Buyer Or BTL Property

*Two Bedrooms

*End Terrace

*Close To Local Shops, Schools and Transport Links

*No Onward 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 on street parking and offers over 800sqft of living space. This property is well presented and is offered in move-in condition. The accommodation briefly comprises an entrance hall with access to the good sized family living room to the front. There is a further living room to the rear of the property. 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.

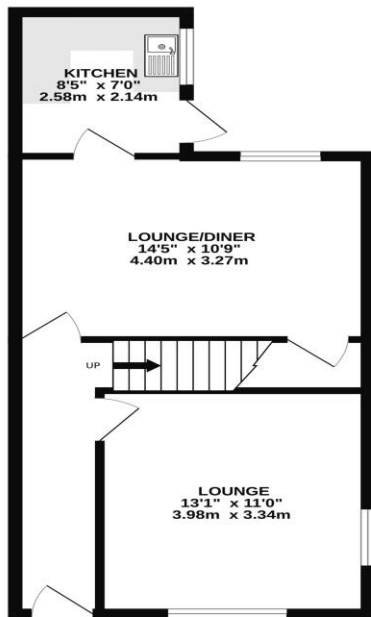
To the first floor are two large bedrooms and the bathroom, which is fitted with a classic three piece suite including bath, w.c. and sink. The property is centrally heated and has UVPC windows throughout. Externally the property has a sunny rear yard.

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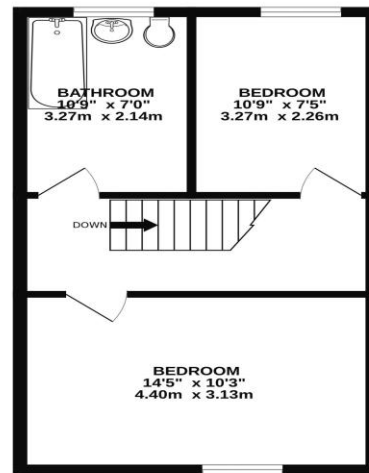


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GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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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