

MORGAN H LEWIS



Asking Price £135,000

Grange Avenue, Wigan WN3 5EN

- *Attention First Time Buyers
- *Attractive Two Bed Home
- *Move in Condition
- *Driveway Parking
- *Sunny Rear Garden

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Perfect for the first time buyer or rental investor, this spacious terraced house is now available to purchase. Having 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 local flashes and nature reserve are close by for outdoor activities.

The property briefly comprises of; entrance hall with, a large front living room, which is lovely and bright, with attractive panelled feature wall, chimney breast and large uvpc window. The dining room is to the rear, which is well presented with a bright and airy feel and leads onto the kitchen, which is fitted with a range of wall and base units and doors out to the lovely rear garden.

The stairway to the first floor leads to the 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 featuring built in wardrobes. The second bedroom is a good size, with window overlooking the garden. Finally is the family bathroom, which is fitted with a three piece bathroom suite, with bath over shower, sink and w.c. Externally, there is a sunny rear garden, with stone patio are perfect for relaxing or entertaining whilst being low maintenance. Finally is the attractive summer house, which is fully powered and heated with electric heaters.

Viewings are essential to avoid disappointment on this lovely home.

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Total Approx. Floor Area 903 Sq.ft. (83.9 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.

