

# MORGAN H LEWIS



**Asking Price £225,000**

**Wheat Close, Wigan WN2 1BY**

- \*Lovely three bedroomed semi detached home
- \*Close to all local amenities
- \*Modern kitchen diner with high gloss kitchen units
- \*Driveway parking for multiple vehicles
- \*Beautifully presented throughout

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Now available for sale, this lovely three bedroomed semi detached home, situated on one of Aspull's most popular developments. Close to Haigh Woodland Park, the property is ideally situated within easy reach of excellent local schools, highly rated independent bars and cafes and easy distance of the Town Centre and Railway Stations.

The property is well presented throughout, and offers its next owner the chance to simply unpack into their new home and enjoy. The accommodation is over two floors, and is briefly comprised of: ground floor entrance hallway, with storage and stairs leading to the first floor, the lounge, which is well presented with neutral colour scheme, led lighting and attractive wooden panelling, with doorway leading onto the lovely modern kitchen diner, with high gloss kitchen, fitted with a range of integrated appliances, including gas hob, dishwasher oven and fridge freezer. French doors flood this room with natural light and lead out to the rear garden. Finally to the ground floor, there is both a handy w.c. and separate storage cupboard.

To the first floor there is a landing area, which gives access to the upstairs accommodation, there are three good sized bedrooms, with the master bedroom benefiting from a stylish ensuite with enclosed shower, basin and w.c. The family bathroom is again stylish, with neutral tiling, shower over bath, basin and w.c. Externally, the property is situated on a quiet cul-de-sac and benefits from driveway parking for multiple vehicles.

To the rear of the property is a well maintained and low maintenance rear garden, with planted borders, astroturf and a decked area to the rear. This westerly facing garden offers the perfect environment for enjoying the afternoon sun.

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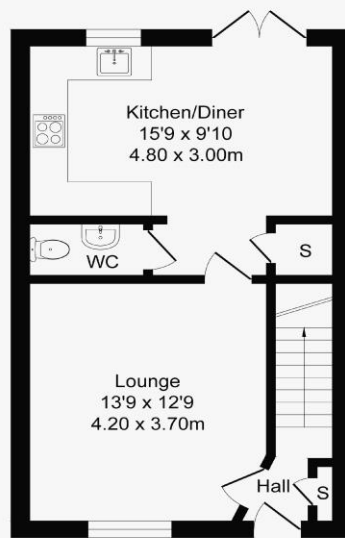


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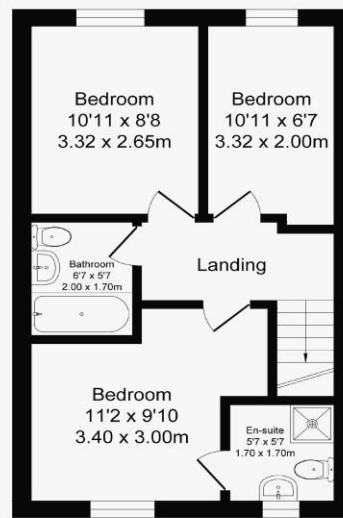
## Wheat Close

Total Approx. Floor Area 867 Sq.ft. (80.6 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 434 Sq.Ft  
(40.3 Sq.M.)



First Floor  
Approx. Floor  
Area 434 Sq.Ft  
(40.3 Sq.M.)

