

MORGAN H LEWIS



Asking Price £110,000

Farr Close, Wigan WN3 5XQ

- *Attention First Time Buyers and Investors
- *Three Bedroomed Terraced Property
- *Quiet Cul de Sac
- *Garden Fronted
- *Sunny Rear Garden

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A fantastic opportunity for first time buyers and rental investors, this terraced house has three bedrooms and is situated in a popular residential location, within walking distance of local shops and schools, within easy reach of the Town Centre, M6 motorway and Stations for travel to Liverpool and Manchester.

There is central heating and double glazing and the accommodation briefly comprises, to the Ground Floor, large entrance hall with uvpc entrance door and stairs to first floor, a large lounge to the front with double glazed window and radiator, the open plan kitchen diner to the rear, with uvpc door to the garden and sliding glass patio door. The kitchen is fitted with a range of wall and base units, single drainer sink unit, radiator, double glazed window and access to under the stairs storage.

To the First Floor there is a large landing, which gives access to all of the upstairs accommodation Three good sized bedrooms, each with double glazed window and radiators. A family bathroom finishes off the first floor, with suite comprising walk in shower, washbasin and low level WC, double glazed window and radiator. Externally, the property benefits from a large paved yard, which is lovely and bright, providing a low maintenance area to relax or enjoy the outdoors. The property is double glazed and centrally heated and whilst it requires some updating it offers fantastic potential.

There is no onward chain and viewings are recommended to appreciate both the location and the accommodation on offer.

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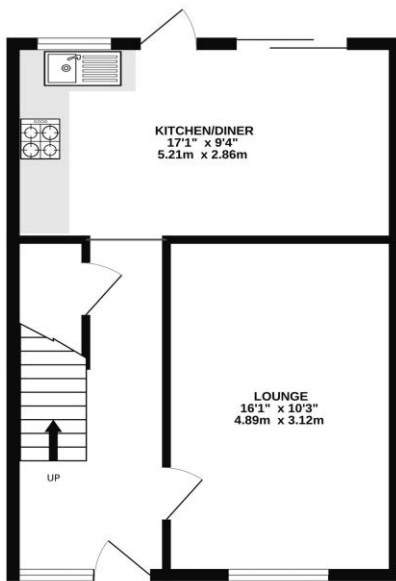


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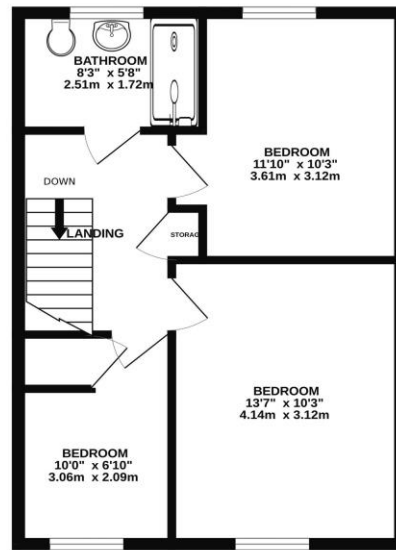


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GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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