

# MORGAN H LEWIS



Asking Price £250,000

**Burbank Close, Wigan WN3 6ND**

- \*Stunning Four Bedroomed Property
- \*Stylishly Decorated Throughout
- \*Large Open Plan Kitchen Diner
- \*Driveway Parking for Multiple Vehicles
- \*Quiet Cul-de-sac Location

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Now available for sale, this lovely four bed roomed semi detached home, situated on one of Winstanley's most popular developments. Close to excellent local schools, shops and easy commuter links via the M6. 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 W.C and stairs leading to the first floor, the lounge is well presented with neutral colour scheme, herringbone flooring and attractive wooden panelling, centred around a stunning wood burning stove, 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 and a large breakfast bar. French doors flood this room with natural light and lead out to the rear garden.

To the first floor there is a landing area, which gives access to the upstairs accommodation, there are four good sized bedrooms, two of which have stylish wooden panelling to match the downstairs accommodation. The family bathroom is 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 good sized rear garden, with planted borders, and patio area. Early viewings on this lovely home are recommended!

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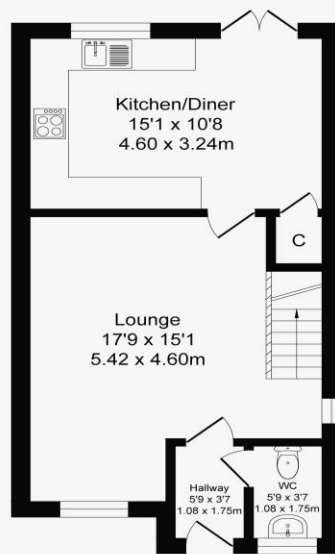


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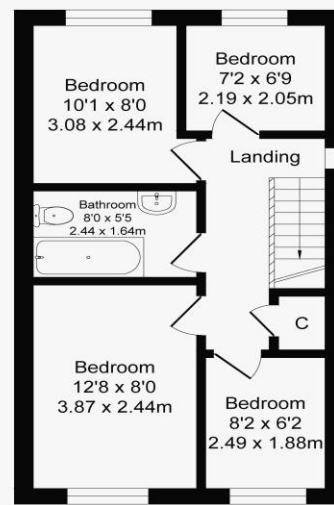
## Burbank Close, Wigan

Total Approx. Floor Area 889 Sq.ft. (82.6 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 453 Sq.Ft  
(42.1 Sq.M.)



First Floor  
Approx. Floor  
Area 436 Sq.Ft  
(40.5 Sq.M.)

