

MORGAN H LEWIS



Asking Price £185,000

Camberwell Crescent, Wigan WN2 1AT

- *Three Bedroomed Garden Fronted Property
- *Well Presented throughout
- *Extended Kitchen Diner
- *Spacious Rear Garden
- *Popular Residential Location

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MHL are delighted to offer for sale three bedroomed extended home, situated in a popular residential area of Wigan. Conveniently placed for Haigh country Park, Wigan town centre and access to motorway networks M61 and M6 links.

This property has a wealth of benefits to offer including an impressive, refitted and extended kitchen/dining room, three bedrooms, family bathroom and separate cosy living room. The accommodation briefly comprises of an entrance hall, with stairs leading to the first floor, and access to the front living room, which is a lovely cosy space, with gas fire and doorway through to the large open plan kitchen diner. The rear of the property has been extended to an excellent standard to accommodate for modern day living. The Kitchen is fitted with a range of shaker style units, with contrasting worktops, a range of integrated appliances and wooden laminate flooring. The kitchen opens up to the dining/snug area making this a great space for entertaining or relaxing as a family, with a doorway leading out to the lovely rear garden area.

To the first floor, there are three good sized bedrooms, with the larger two enjoying fitted wardrobes and the family bathroom, with a stylish three piece suite including shower over bath, basin and w.c. To the rear of the property is the spacious and sunny rear garden, which is a perfect spot for outdoor entertaining, with fitted bar, pergola and summer house and decked seating area.

Early viewing is advised to fully appreciate what is on offer.

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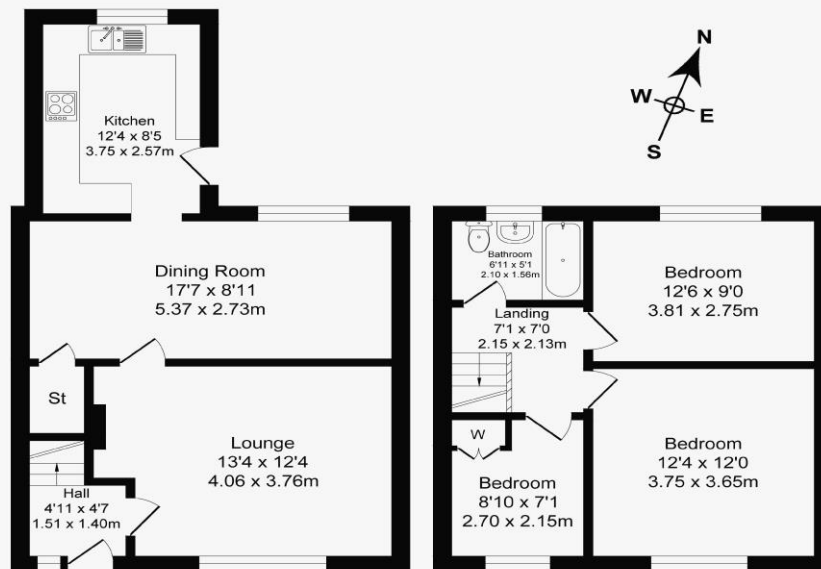


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Total Approx. Floor Area 954 Sq.ft. (88.6 Sq.M.)

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 531 Sq.Ft (49.3 Sq.M.)

First Floor

Approx. Floor Area 423 Sq.Ft (39.3 Sq.M.)