

# MORGAN H LEWIS



Asking Price £125,000

**Wall Street, Wigan WN6 7NB**

- \*Attention first Time Buyers
- \*Attractive Two Bedroomed Terrace
- \*Quiet Convenient Location
- \*Not Overlooked
- \*No Onward Chain



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Attention First Time Buyers and Investors! This delightful two bedroom terrace is now available for purchase. Situated along a private and quiet street in the heart of Springfield, this house is perfectly placed within walking distance of excellent local schools, Wigan Centre, Local Shops and Bars, Mesnes Park and Transport Links via Railway, Bus or M6 Motorway.

The property has been well cared for and is in excellent condition. The accommodation briefly comprises of an entrance porch leading into the large lounge, with gas fire and chimney breast, and a kitchen diner to the rear, which is fitted with a range of wooden wall and base units, with breakfast bar and sanded wooden flooring, with uvpc door leading out to the rear gardens.

To the first floor are two excellent double bedrooms, with the master spanning the full width of the home. The family bathroom is spacious and fitted with a three piece bathrooms suite comprising of shower over bath, w.c. and basin.

Externally, the property is in an elevated position, overlooking green space to the front and the rear garden is flagged, spacious and very private. This property is available with the benefit of no onward chain. Early viewings on this charming home are recommended.



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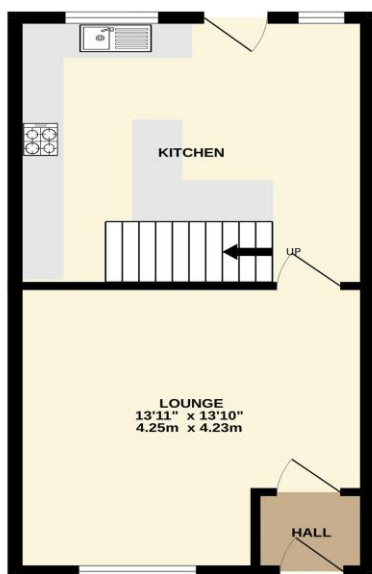


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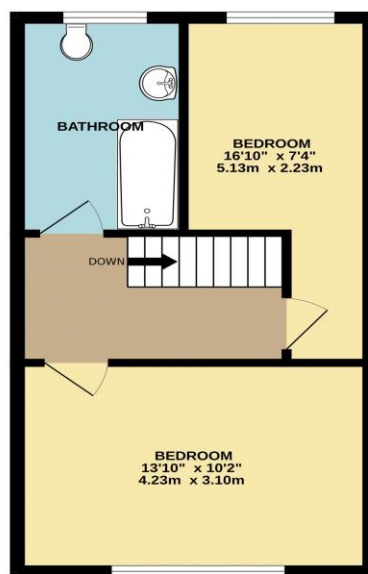


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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