

MORGAN H LEWIS



Asking Price £130,000

Warrington Road, Wigan WN2 5XB

- *Attention First Time Buyers and Investors
- *Two Bedroomed Home
- *Spacious Layout
- *Recently Recarpeted
- *Off Road Parking

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Attention First Time Buyers and Investors! This delightful two bedroom terrace is now available for purchase. Situated along the popular Warrington Road, this house is perfectly placed within walking distance of excellent local schools, 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 good condition, having just been repainted and has had new carpet fitted throughout. The accommodation briefly comprises of an entrance porch with hallway with stairs leading to the first floor and doorway leading onto the spacious sitting/dining room, which is open to the generous front living room, with high ceilings, original coving and lovely bay window. The kitchen is to the rear of the property, which is fitted with a range of wooden wall and base units.

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 four piece bathrooms suite comprising of bath, separate enclosed shower, w.c. and basin. Externally, the property is garden fronted and the rear garden is flagged, spacious and very private, with a large outbuilding/car-port, which can be accessed for off road parking.

This property is available with the benefit of no onward chain. Early viewings on this charming home are recommended.

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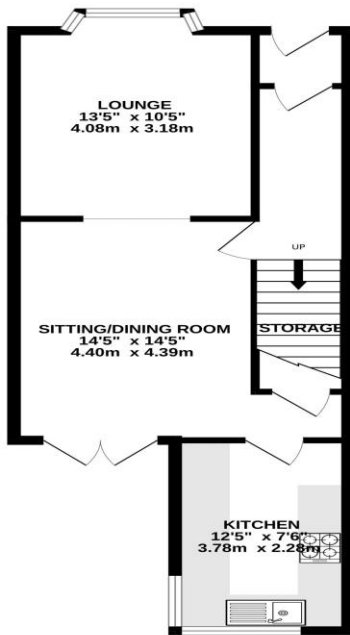


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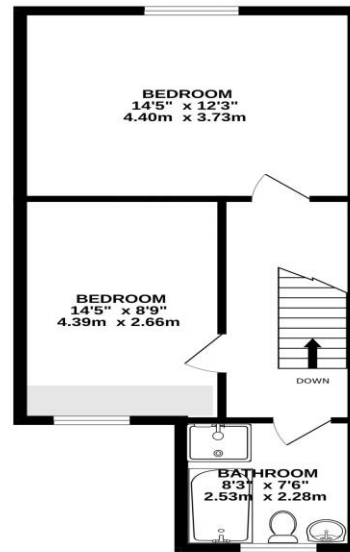


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GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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 specifications shown have not been tested and no guarantee as to their operability or efficiency can be given.
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