

# MORGAN H LEWIS



**Asking Price £215,000**

**Knowsley Road, Wigan WN6 7PZ**

- \*Traditional 1930's Semi Home
- \*Two Generous Reception Rooms
- \*Excellent Transport Links
- \*Detached Single Garage and Driveway Parking
- \*Lovely Large Rear Garden

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This traditional CHAIN FREE three bed semi-detached home is now available for sale. Situated in the heart of Springfield, being close to Wigan town centre, trendy bars and eclectic eateries, whilst excellent schools are within walking distance, as are a host of local amenities and the beautiful Mesnes Park.

The property is a traditional three bedroomed home, with plenty of original character and charm that you would expect of a property of this age. The Accommodation on offer is briefly comprised of: Large entrance hallway, which is spacious and flooded in natural light, with staircase leading to the first floor. To the front of the property, a bright and spacious living room with beautiful large bay window, high ceilings, covings and dado rails. To the rear of the property, a further living room/dining room, which again is lovely and spacious, with high ceilings, gas fireplace and window looking out to the garden. Finally, to the ground floor is the galley kitchen, which is fitted with a range of wall and base units, uvpc doorway to provide access to the garden and a window looking out to the garden.

To the first floor there are three excellent bedrooms, two of which are good doubles and the third being a good single, all based around a bright and open landing space. Finally, to the first floor is a good sized family bathroom, with bath w.c. and basin, with a separate shower room, which could be knocked through to create an impressive bathroom space. Externally, the property has a low maintenance paved frontage, with off-road parking facilities available on the driveway, which also provides access to the detached single garage. The rear garden is south west facing is not overlooked and backs on to the primary school playing fields, offering uninterrupted afternoon and evening sun in the summer months.

Viewing of this beautiful home is highly recommended.

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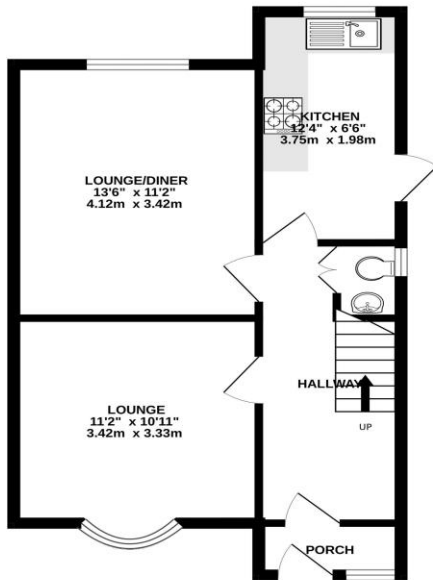


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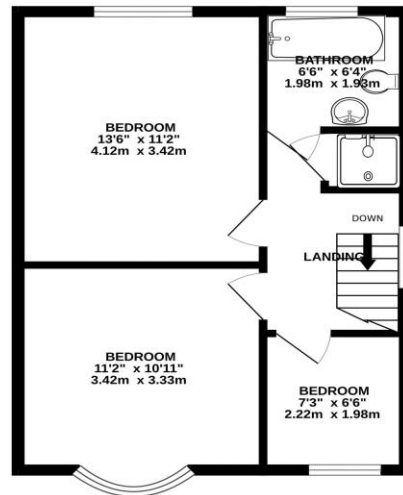


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GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 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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