

MORGAN H LEWIS



Asking Price £140,000

New Street, Wigan WN5 8BY

- *Attention First Time Buyers
- *Beautifully Presented End Cottage
- *Fantastic Location
- *Two Excellent Bedrooms
- *Family Bathroom and Ensuite

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Attention First Time Buyers and Investors! This delightful two-bedroom end cottage is now available for purchase. Situated along the popular new street in the heart of Pemberton Village, just a short walk from local schools, shops and transport links, including easy access to both the M6 and M58 motorways.

The property has been well cared for and is beautifully presented, with a homely country feel allowing the next owners to move in and relax straight away. The accommodation briefly comprises of an entrance porch with doorway leading the cosy living room, with a grand exposed brick fireplace and built in reading nook under the stairs. The kitchen is to the rear of the property, which is fitted with shaker style units in white with contrasting wooden effect worktops, with electric oven, induction hob and a range of integrated appliances. French doors lead out to the garden and flood this lovely room with natural light. Finally, to the ground floor is the stunning family bathroom, which features a traditional three piece bathroom suite, with claw foot bath, basin and w.c. tied together with traditional panelling.

To the first floor are two excellent double bedrooms, with the master enjoying a modern ensuite, with shower enclosure, w.c. and basin. Externally, the property is garden fronted, with a long lawn and the rear garden is flagged and not overlooked from the rear.

Early viewings on this beautiful charming home are recommended.

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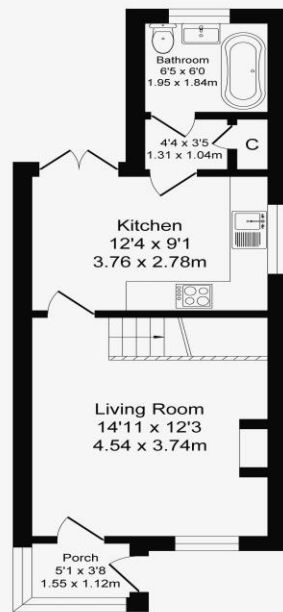


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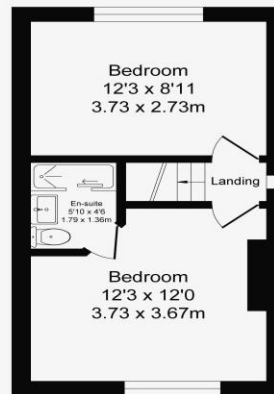
New Street

Total Approx. Floor Area 689 Sq.ft. (64.0 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 389 Sq.Ft
(36.1 Sq.M.)



First Floor
Approx. Floor
Area 300 Sq.Ft
(27.9 Sq.M.)

