

MORGAN H LEWIS



Asking Price £135,000

Warrington Road, Wigan WN3 6QF

- *Attention First Time Buyers and Investors
- *Two Bedroomed Home
- *Easy Access to M6 Motorway
- *Walking Distance to Local Shopping
- *Off Road Parking to Rear

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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, ready to move in. The accommodation briefly comprises of an entrance porch leading into the spacious lounge. The kitchen/diner is to the rear of the property, which is fitted with a range of wooden wall and base units, as well as a handy breakfast bar. Finally, to the downstairs is a handy utility room, which leads out to the garden.

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 bath with shower over, w.c. and basin. Externally, the property is garden fronted and the rear garden is flagged, spacious and very private. Further to the rear garden is a large parking space, which is rented from the council, which we believe a garage can be erected upon.

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

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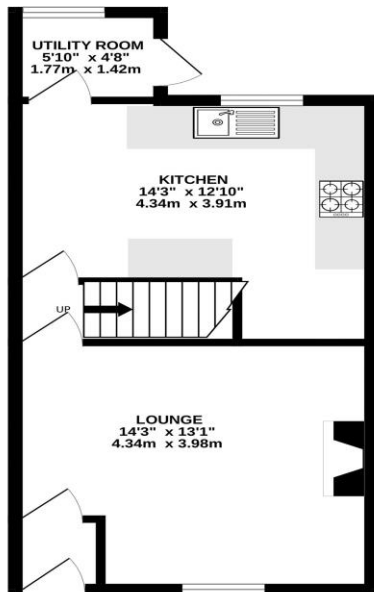


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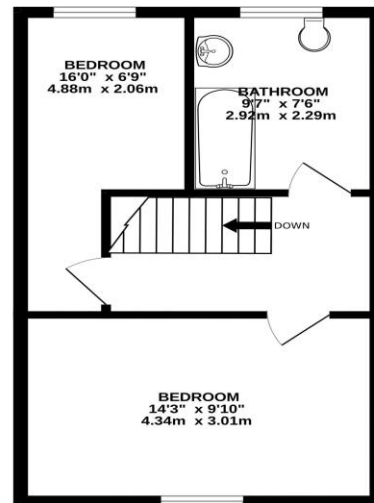


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GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.5 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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