

MORGAN H LEWIS



Asking Price £135,000

Kipling Avenue, Wigan WN3 5JD

- *Two Bedroom Semi Detached House
- *Gardens to Front Side and Rear
- *Recently Renovated to a High Standard Throughout
- *Driveway Parking For Multiple Vehicles
- *Close to Local Shops and Amenities

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Now available for sale, this recently renovated two bedroom semi detached home is perfect for first time buyers, or those looking to downsize, without compromising on outside space and off road parking. Located in a quiet residential location, close to Poolstock lane, with easy access to local shopping, schools, wigan centre and M6 motorway this house is presented in “move-in” condition, ready for the next buyer to simply unpack and enjoy.

The accommodation briefly comprises of; entrance hallway with stairs leading to the first floor, with access onto the excellent open plan living accommodation, which has been taken back to brick and refurbished to a high standard, centred around a chimney breast with log burner and with dual aspect window and French doors at either end flooding this room with natural light. The open plan kitchen is smart and fresh, with a range of high gloss wall and base units in white, with wooden effect contrasting worktops, integrated oven/microwave and fridge freezer and a gas hob, all tied together with ceramic tiling. Finally, to the ground floor, a spacious utility and storage room, which is extremely handy and is tiled throughout.

To the first floor there are two excellent bedrooms, with the master spanning the width of the house and benefitting from a large built in closet. This room also has two windows and could potentially be split into two rooms, should it be required by the next owner. Finally, to the first floor is a smart family bathroom, which has been recently fitted with shower over bath w.c. and basin, with trendy wall and floor tiling throughout. There is also a large loft area.

Externally, this property rests on a large corner plot, with gardens to the front, side and rear. There is ample driveway parking for multiple vehicles and large gates separating the driveway and side garden. The property benefits from two brick built storage rooms, which are extremely handy storage, or could be converted to suit the next owners needs. The rear garden is private, with new decking and festoon lighting, perfect for outdoor entertaining and relaxing in the summer months.

This property is available with the added benefit of no onward chain. Early viewings are recommended to avoid disappointment.

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Kipling Avenue, Worsley Mesnes Total Approx. Floor Area 724 Sq.ft. (67.3 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.

