

# MORGAN H LEWIS



Asking Price £165,000

**Thornvale, Wigan WN2 5YF**

- \*Three Bedroom Family Home
- \*Situated at the edge of Kingsdown Flash
- \*Driveway Parking
- \*Not Overlooked to the Rear
- \*No Onward Chain

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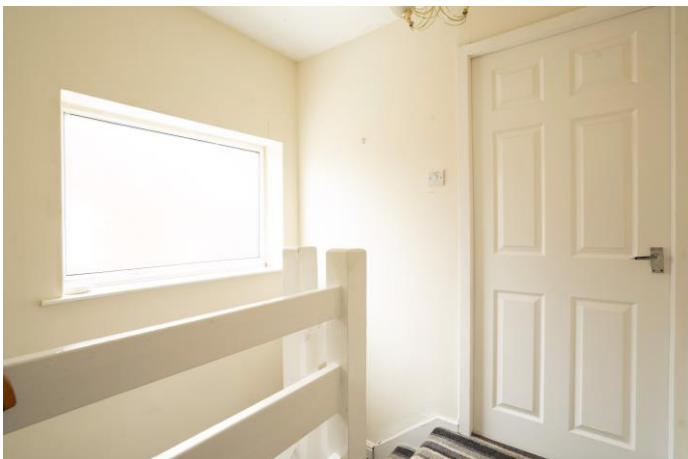
Now available for sale, this delightful three bedroom semi detached home. Situated along the edge of Kingsdown Flash in Abram, within walking distance of excellent local schools, shops and nature walks.

This home is spacious and private, and ready for the next owner to come and put their stamp on it. The accommodation briefly comprises of; entrance porch with uvpc door and double glazing, leading into the welcoming entrance hallway, which gives access to the large living/ dining room, with a large window on one aspect and French doors on the other making this a lovely bright space flooded with natural light. To the rear of the property is a large conservatory, which looks out onto the woodlands behind. The kitchen is situated to the side of the property and is fitted with a range of wall and base units with contrasting worktops and itself opens onto another handy utility/conservatory.

To the first floor there are three bedrooms, two of which are good doubles, with the rear bedroom looking out onto the woodlands behind and benefitting from built in wardrobes. The bathroom has been recently refitted with a stylish wood effect three piece suite, with shower over bath, w.c. and vanity basin tied together with smart tiling. Externally this property sits on a good plot, with front garden and driveway parking. The rear garden is a good size, and borders the woodlands behind, with an Indian stone patio area and artificial grass making this a lovely low maintenance space. It is also worth noting that this property comes with the added benefit of Solar Panels.

This family home is available with no onward chain, early viewings are recommended to avoid disappointment.

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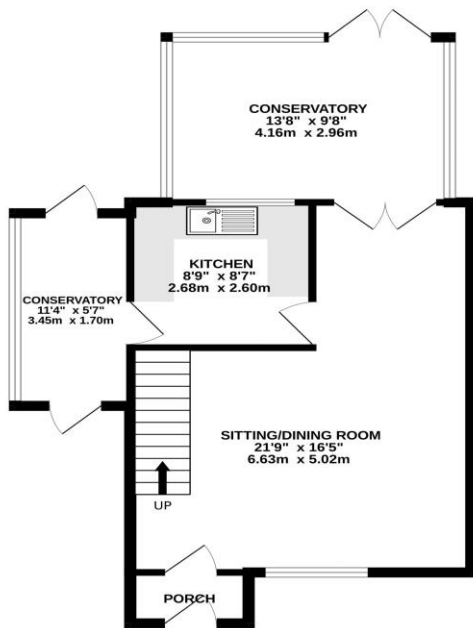


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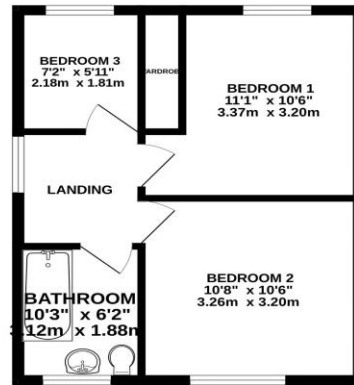


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GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 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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