

MORGAN H LEWIS



Asking Price £250,000

Tipping Street, Wigan WN3 5HA

- *Beautifully Presented Detached Home
- *Corner Plot
- *Three Bedrooms
- *Integral Garage
- *Cul-De-Sac Location

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Now available for sale, this delightful three bedroom detached home. Situated on a good corner plot on a quiet cul-de-sac, within walking distance of excellent local schools, shops and easy access to Wigan Centre and the M6 Motorway.

This home is spacious and private, and beautifully presented, allowing the next owner to simply unpack and relax. The accommodation briefly comprises of; entrance porch with UPVC door and double glazing, leading into the entrance hallway, which gives access to the downstairs w.c. and the large living room, with a walk in bay window flooding the room with natural light. The room is centred around a feature chimney breast and tastefully decorated, making this a welcoming space to relax as a family. To the rear of the property is the open plan kitchen/diner, fitted with a range of wooden wall and base shaker style units with contrasting worktops, tied together with attractive subway tiling. French doors open onto the conservatory, which has been very well maintained with full UPVC double glazing throughout and gives access to the private rear garden. Finally, to the ground floor is the handy integral garage, which is a great space.

To the first floor there are three bedrooms, which are beautifully presented and two of which are good doubles with the third being a generous single. The bathroom has been recently refitted with a stylish wood effect three piece suite, with shower over bath, w.c. and basin tied together with smart tiling throughout. Externally this property rests on a good plot, with front garden and driveway parking providing ample space for multiple vehicles. The rear garden is a good size with a large lawned area to the rear, which is not directly overlooked and lined with raised beds. Early viewings are recommended on this delightful family home.

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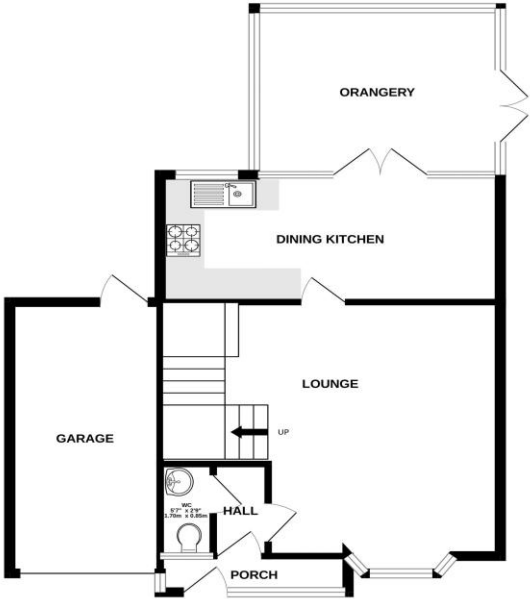


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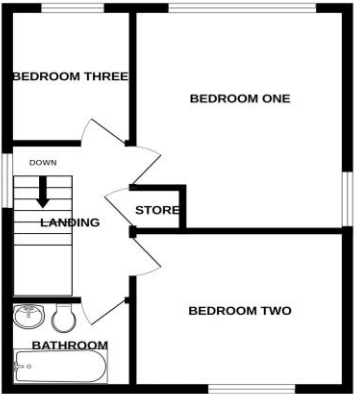


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GROUND FLOOR



1ST FLOOR



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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