

# MORGAN H LEWIS



Asking Price £120,000

**Great Acre, Wigan WNI 3NR**

- \*Attention First Time Buyers and Investors
- \*Excellent Local Amenities
- \*Walking Distance to Wigan Centre and Haigh Hall
- \*Three Bedroom End Terrace House
- \*Rear Yard

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Perfect for the first time buyer or rental investor this larger than average end terraced house occupies a fantastic location within walking distance of local amenities and convenient for the both the Town Centre, and rail and bus links to Manchester, Liverpool & Bolton.

The property is centrally heated and double glazed, with accommodation briefly comprising of, to the ground floor, entrance hall, front sitting room with large chimney breast, large rear family room, with under stairs storage and access to the fitted kitchen, with a range of wall and base units. To the first floor there are three good sized bedrooms and a generous bathroom.

Externally there is a private low maintenance rear yard, which is not overlooked to the rear. This property is available with no onward chain.



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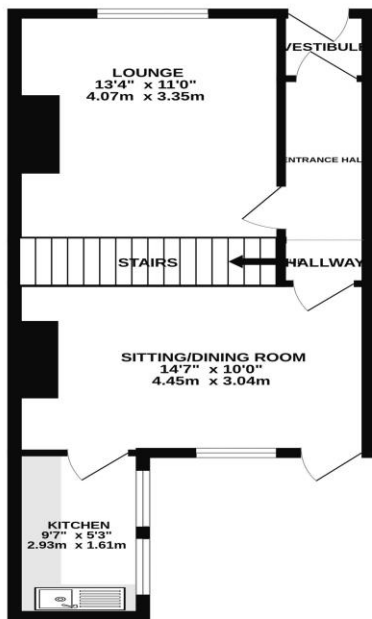


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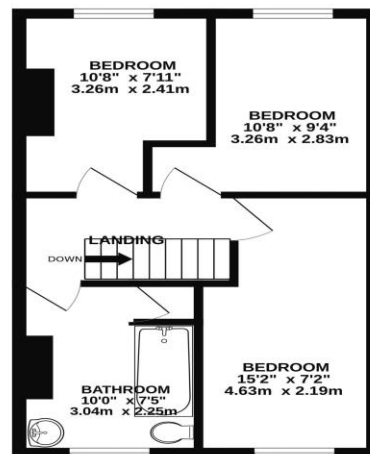


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GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 783 sq.ft. (72.8 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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