

MORGAN H LEWIS



Asking Price £225,000

Barnsley Street, Wigan WN6 7HA

- *Beautifully presented character semi-detached house
- *Fantastic location close to Mesnes Park and Town Centre
- *Driveway parking
- *Quality kitchen and bathroom
- *Separate reception rooms
- *Particularly large rear gardens with massive potential

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Perfect for the first time buyer this beautifully presented semi-detached house is situated in a fantastic location within walking distance of Mesnes Park and the Town Centre for rail services to Liverpool and Manchester.

The property has been fully refurbished and is ready to move in to without further expense, there is central heating and double glazing, Amtico flooring, quality fitted kitchen and bathroom and to the outside, driveway parking and particularly large gardens with massive potential. The accommodation briefly comprises, to the ground floor, reception hall, separate front dining room with bay window and impressive rear lounge with french doors leading to rear gardens, quality fitted kitchen with integrated appliances. To the first floor there are three bedrooms and a well fitted bathroom whilst to the outside there are low maintenance front gardens, driveway parking and a shed. The rear gardens are a particular feature with massive further potential.

Viewings are essential to appreciate both the location and the quality of the accommodation on offer.

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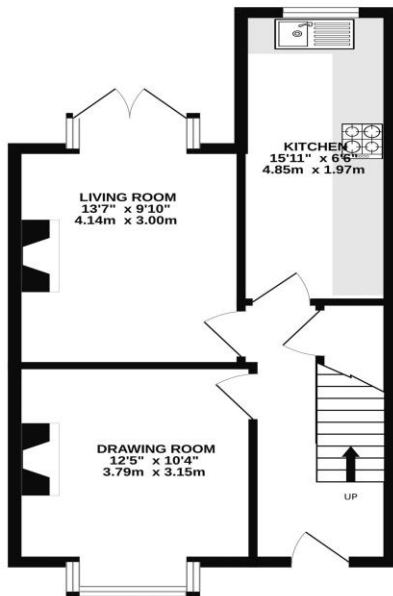


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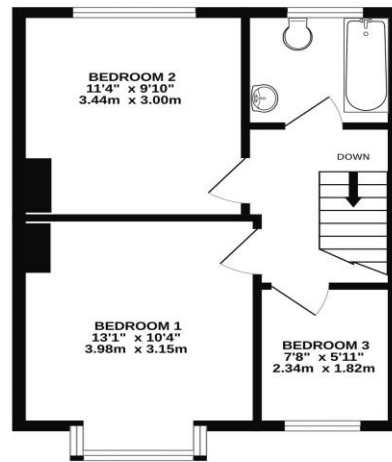


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GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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