

# MORGAN H LEWIS



**Asking Price £139,995**

**Hill Street, Wigan WN6 7EQ**

\*Attention First Time Buyers

\*Walking Distance to Mesnes Park and Wigan Centre

\*No Onward Chain

\*Three Large Bedrooms

\*Over 1100sqft

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A fantastic opportunity for first time buyers and rental investors, this terraced house has three bedrooms and is situated along the quiet and convenient Hill Street, within walking distance of Mesnes park, the Town Centre and Stations for travel to Liverpool and Manchester.

This spacious home is centrally heated, with double glazing and the accommodation on offer briefly comprises of: to the Ground Floor, a traditional entrance porch leading to hall with stairs to the first floor, a doorway leads onto the large open plan dining/living room, with dual aspects making this a lovely, bright space perfect for modern family living, with French doors opening out to the rear gardens. The kitchen is spacious and fitted with a range of wall and base units, with a handy under-stairs pantry. To the rear of the property is a utility space leading onto the spacious family bathroom, fitted with a smart three piece suite, with shower over bath, vanity basin and w.c.

To the first floor are three excellent bedrooms, with the master spanning the width of the house and enjoying built in wardrobes this room could be potentially split, to create an additional space should it be required. The other two rooms are good doubles, all accessed via a large landing. Externally, the property boasts a large rear garden, a rarity in the area.

The perfect place to enjoy the summer months. The home is available with no onward chain.

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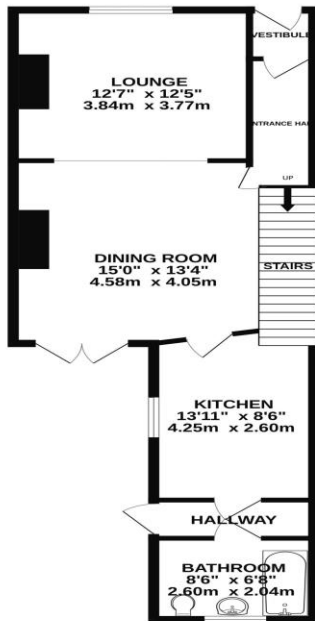


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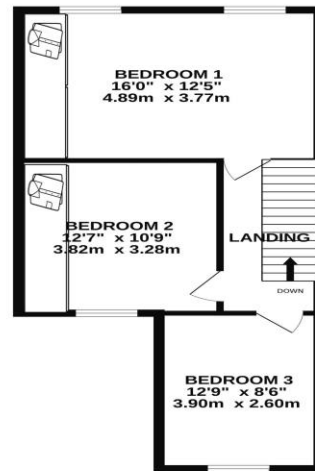


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GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.7 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 specifications shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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