

MORGAN H LEWIS



Asking Price £125,000

Wall Street, Wigan WN6 7NB

- *No Onward Chain
- *Attention First Time Buyers and Investors
- *Two Reception Rooms
- *Two Spacious Bedrooms
- *Fantastic Location

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Attention First Time Buyers, families and Investors! This lovely two bedroom mid terrace is now available for purchase with no onward chain. Situated along a private and quiet Cul De Sac in the heart of Springfield, this house is perfectly placed within walking distance of excellent local schools, Wigan Town Centre, Local Shops and Bars, Mesnes Park and Transport Links via Railway, Bus or M6 Motorway.

The property has been well cared for, is in excellent condition and is ready to move in straight away. The accommodation is fully double glazed with UPVC windows and doors & gas central heating throughout. Internally comprises of an entrance porch leading into the spacious lounge, with a gas fire and chimney breast. Moving through the home you are welcomed by a second sitting room/ dining room which leads to the extended kitchen fitted with a range of cupboards and worktops with the rear door leading out to the rear yard.

To the first floor there are two good sized bedrooms, with the main front bedroom spanning the full width of the home. The family bathroom is spacious and fitted with a three-piece bathrooms suite comprising of shower over bath, w.c. and sink with basin unit. Externally, the property overlooks green space to the front and the rear yard is fully paved and very private, during summer months this space also gets plenty of sunlight.

Early viewings on this are recommended for this home in a sought after area.

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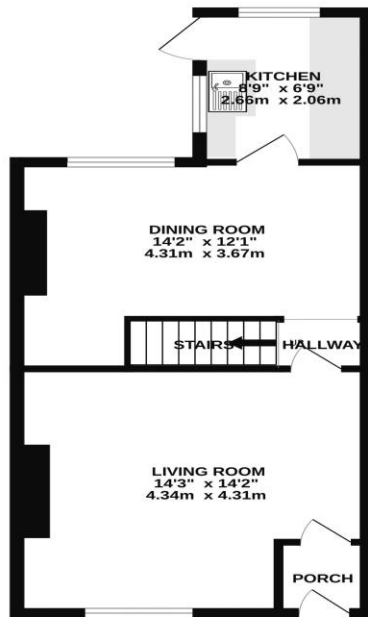


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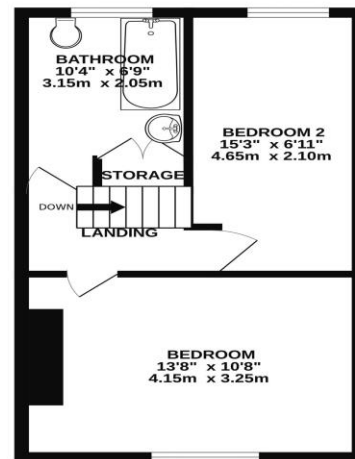


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GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 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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