

MORGAN H LEWIS



Asking Price £189,950

Charles Street, Wigan WN1 2BP

- *Period Semi-Detached House
- *Heart of Swinley
- *Walking Distance of Town Centre
- *Two Double Bedrooms
- *Large Lounge

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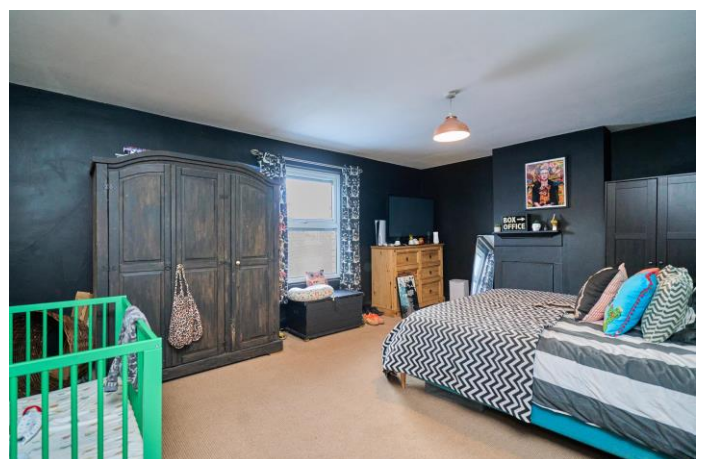
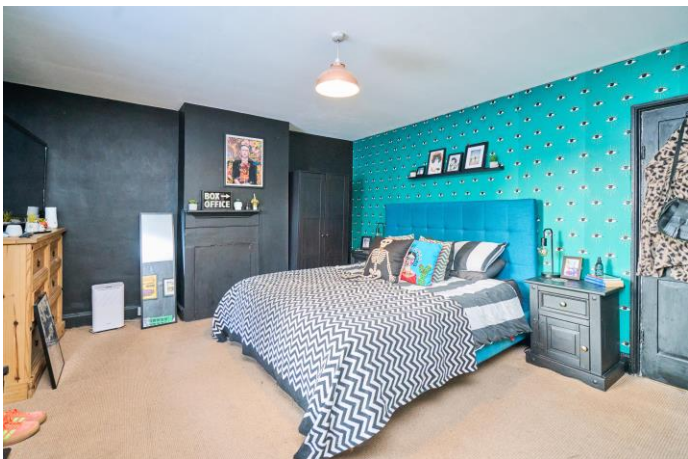
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Located in the heart of Swinley this fantastic extended two bed-roomed semi-detached house is within easy walking distance of Wigan Town Centre, railway stations, Mesnes Park and the Plantations.

The property benefits from a fantastic extended kitchen/dining room to the rear with bi-folding doors, two Velux windows and fitted with a range of wall and base units incorporating a Belfast sink, dishwasher, room to accommodate an American style fridge freezer, gas range hob. The property briefly comprises; entrance hallway, spacious living room with feature fireplace, stunning extended kitchen/dining room with stairs leading up to the first floor, two spacious double bedrooms both with fireplaces and the fitted three piece family bathroom. Externally the property benefits from a spacious partially paved rear garden with raised lawn area. With well proportioned, high ceiling rooms the property feels much more spacious than you might expect, there is central heating and double glazing.

This property would be perfect for the first time buyer and early viewings are essential.

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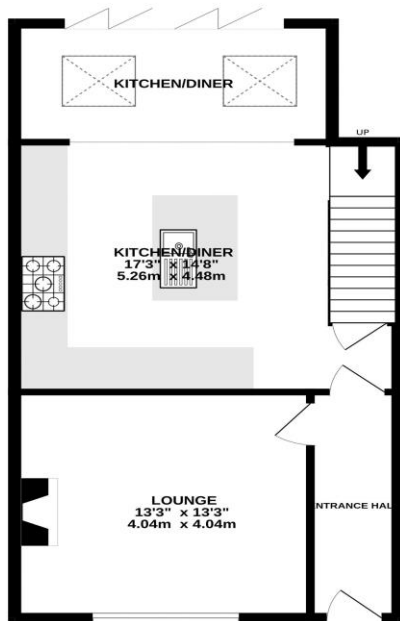


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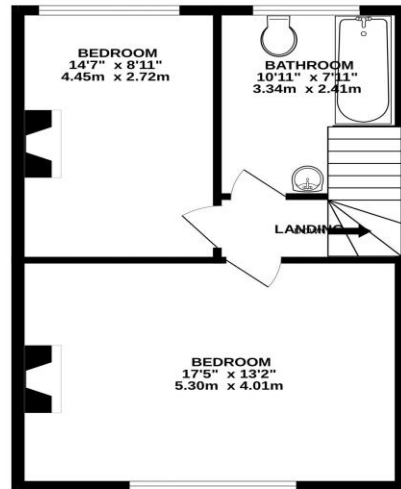


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GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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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