

MORGAN H LEWIS

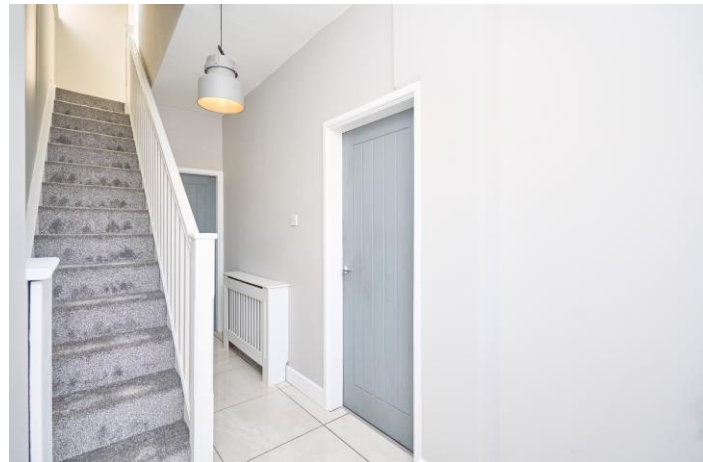


Asking Price £199,950

St Stephens Avenue, Wigan WN1 3UQ

- *Fantastic Location
- *Three Bedroom Semi Detached
- *Open Plan Kitchen/Dining/Family Room
- *Driveway Parking
- *Modern Bathroom

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A delightful three bedroom semi-detached house that must be viewed internally to be fully appreciated. The property lies in a wonderful location with easy access to the vast array of facilities, including shops, library, leisure centre and easy access to the wonderful Haigh Hall Country Estates. There is also excellent access to the motorway network.

The property briefly comprises, entrance porch, entrance hallway, spacious lounge with large bay window and stunning log burner. Continuing through you will find the fantastic extended open plan kitchen/dining/family room. The kitchen boasts integrated appliances including American Style fridge freezer, four ring electric hob, microwave and room to accommodate an oven. The property also benefits from a handy utility room fitted with sink, dryer and washing machine. To the first floor you will find three well proportioned bedrooms and the family bathroom fitted with a walk in shower, hand wash basin and wc.

Externally the property benefits from a spacious driveway and AstroTurf rear garden.

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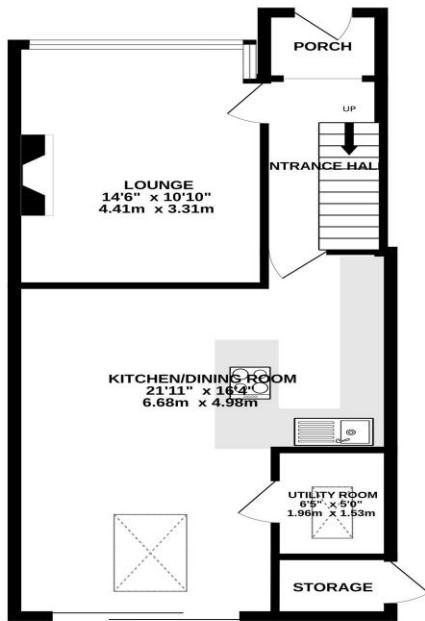


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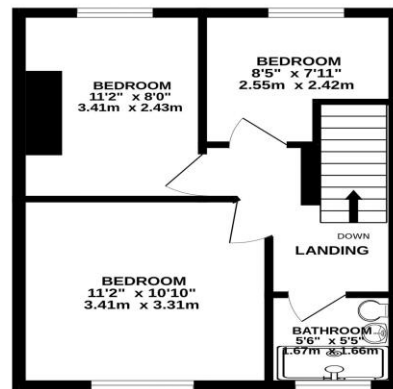


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GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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