

MORGAN H LEWIS



Asking Price £275,000

Pateley Square, Wigan WN6 7HG

- *Substantial Detached Family Home
- *Three/Four Bedrooms
- *Huge Potential
- *Fantastic Location Situated in the Heart of Swinley
- *Four Piece Bathroom

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A fantastic opportunity to purchase a substantial detached house occupying a superb location Situated in the heart of Swinley with an open aspect to the front and private, mature gardens to the rear. The location is perfect for families, good local shopping, schooling and a short walk away from Mesnes Park.

The property is centrally heated and double glazed and has been well cared for. The accommodation briefly comprises, to the ground floor, welcoming entrance hallway, cloakroom, through lounge/dining room, downstairs wc, study/4th bedroom and fitted kitchen.

To the first floor there are three good sized bedrooms, one benefiting from fitted storage. Completing the first floor is the four piece fitted bathroom. To the outside there are large mature gardens to the front and rear and a garage providing parking or storage.

The property is available with no onward chain and viewings are essential to appreciate the unique setting and the massive potential of the property.

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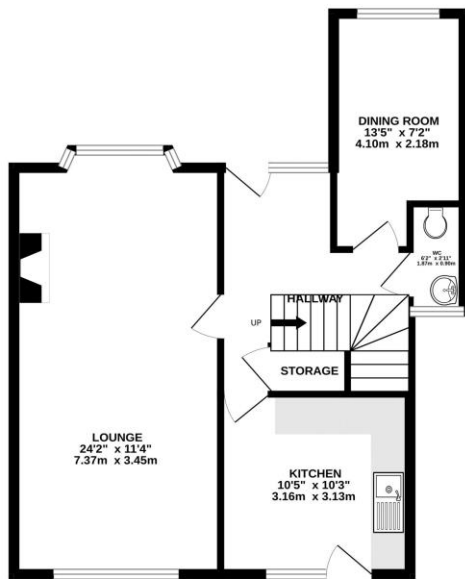


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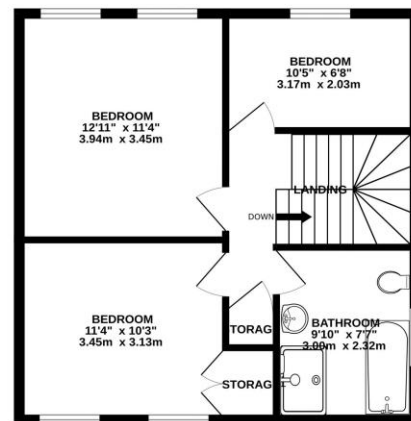


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GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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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