

MORGAN H LEWIS



Asking Price £140,000

Ormskirk Road, Wigan WN5 9DG

*Three Bedroom Mid Terraced Home

*Set Over Three Floors

*Generous Lounge with Fireplace

*Spacious Shaker Style Fitted Kitchen

*Rear Courtyard Garden

*No Onward Chain

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Now available with NO ONWARD CHAIN. This well proportioned, garden fronted, terraced property offers ample living accommodation over three floors and has been well cared for both internally and externally. It occupies a desirable main road location within walking distance of local shopping and schooling and within easy reach of Wigan town centre, Robin Park retail and leisure development and is also a short drive away from both the M6 and M58 motorways.

The accommodation briefly comprises an entrance vestibule which leads into the lounge with feature electric fireplace and built in shelving and storage. The kitchen is well appointed and fitted with a range of shaker style wall and base units with contrasting worktops and two windows overlooking the spacious rear garden.

The first floor there are two generous bedrooms, with the larger bedroom enjoying fitted wardrobes which spans the full width of the property, and the well appointed family fitted bathroom, with stylish tiling, vanity basin, w.c. and modern enclosed shower. To the second floor is the impressive third bedroom, which is a spacious double, filled with natural light and with it's own walk in wardrobe! Externally, this garden-fronted property is set behind a low brick wall and to the rear contains a generously sized stone paved area ideal for enjoying the sunshine, barbequing and relaxing.

Viewings of this super home, which is offered with no onward chain, are now welcomed. The property also benefits from gas central heating.

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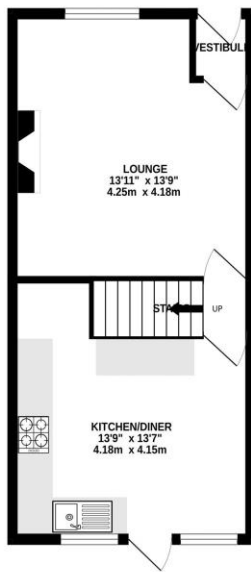


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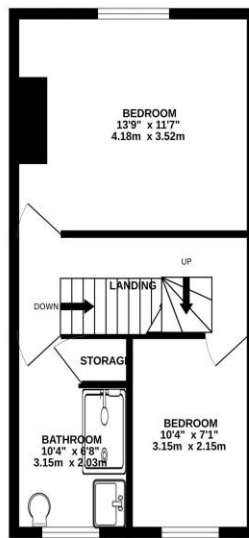


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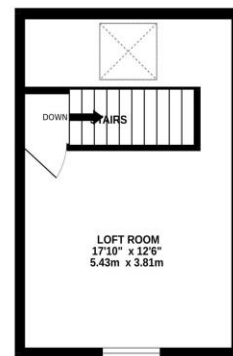
GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
222 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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