

MORGAN H LEWIS



Offers in excess of £185,000

Fieldings Close, Wigan WN5 9JR

- *Four Bedroom Three Storey Home
- *Two Reception Rooms and Three Bathrooms
- *Kitchen/Diner with Patio Doors
- *Ample Off Road Parking and Cul-de-Sac Location
- *Rear Garden with Lawned and Patio Areas

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Morgan H Lewis are delighted to offer for sale this delightful four bedroomed, three storey home. Situated along a quiet cul-de-sac, within walking distance of excellent local schools, shops and transport links to Wigan Centre and both M6 & M58 Motorways within easy reach.

The accommodation on offer briefly comprises of; entrance hall leading to the downstairs bedroom/study; with its own accessible ensuite wet-room, perfect for those who need accessible accommodation, wc and modern fitted kitchen diner with fitted wall and base units and French patio doors leading to the private garden.

To the first floor you will find the light and spacious lounge, spanning the full width of the house a handy wc and second bedroom. To the second floor is a further two bedrooms, both of which are doubles, with the main benefitting from ensuite shower room and finally the family bathroom. Externally this property continues to impress, the property benefits from a driveway providing off road parking. The front garden is well maintained, with slate walkway leading to the front door. To the rear of the property, there is a good sized, low maintenance rear garden, with flagged patio.

Early viewings are recommended on this stunning home.

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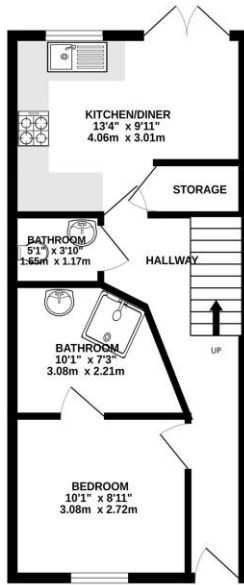


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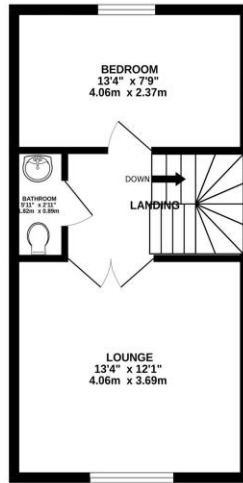


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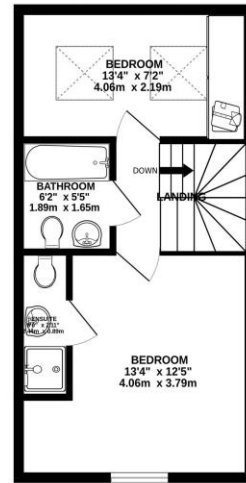
GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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