

MORGAN H LEWIS



Asking Price £170,000

Anthorn Road, Wigan WN3 6UF

- *Immaculate Two Bed Semi Detached Home
- *Large Lounge/Diner and Conservatory
- *Gated Driveway
- *Well Manicured Front and Rear Gardens
- *Lovely Location

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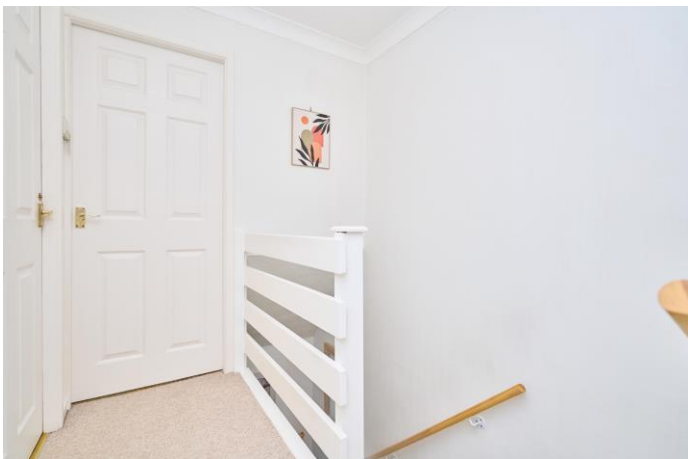
Welcomed to the market is this beautifully presented semi-detached home, situated in a quiet cul de sac within a sought-after residential area and close to local schools, amenities & transport links included the M6 and M58 motorway and all the networks this provides access too.

The accommodation is immaculate and briefly comprises of entrance porch, leading onto the delightful open plan lounge dining room, with stairs leading to the first floor. Continuing through you will find the kitchen fitted with a range of wall and base units. To the rear of the property is the light and airy conservatory with French patio doors leading to the well kept rear garden.

To the first floor are two well sized bedrooms and the fitted family bathroom, consisting of panelled bath, wc and hand wash basin. Externally there is ample off-road driveway parking to the front elevation. To the rear there is a beautifully kept paved and lawned garden with stocked boarder planters and perimeter fencing. There is a gas fired central heating system and double glazing fitted throughout.

Viewings are essential to appreciate the quiet location and the spacious accommodation.

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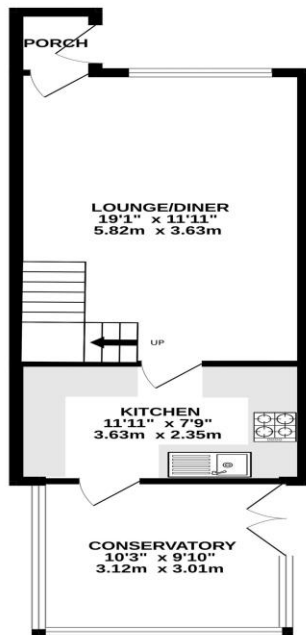


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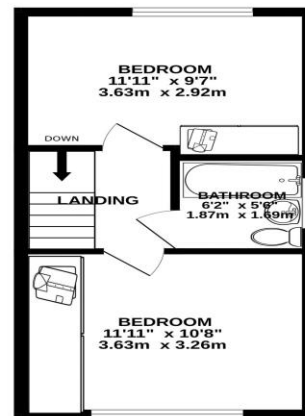


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GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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