

MORGAN H LEWIS



Asking Price £185,000

Silverdale Road, Wigan WN5 0DW

- *Delightful Two Bedroom End Terraced Home
- *Driveway and Single Garage
- *Move In Condition
- *Classic Shaker Style Kitchen
- *Modern Bathroom Suite

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Now available for sale with NO ONWARD CHAIN, this delightful two bedroomed end terrace home, which is well presented and delightfully unique. The property is situated along the popular Silverdale Road, providing easy access to local schools, shops and excellent access to M6 & M58 Motorways, as well as Wigan Centre.

Resting on an enviable plot, circa $\frac{1}{4}$ acre, with driveway parking and an attached single garage, this end terraced home is presented in move-in condition, offering the next occupant chance to unpack and enjoy. The accommodation on offer is briefly comprised of; entrance porch leading onto the bright and open living room, with laminate flooring, built in understairs storage and stairs leading to the first floor. The kitchen diner is situated to the rear of the property, which is very well presented with a classic shaker-style kitchen, with contrasting wood-effect worktops, this is again a lovely and bright space, which looks out to the large rear gardens. Finally, to the ground floor is the attached single garage, which could be easily converted into extra ground floor living accommodation, should it be required.

To the first floor are two excellent bedrooms, with the master spanning the full width of the property and the rear enjoying views out over the gardens, with built in storage cupboard, this along with a handy walk-in closet space on the landing provides the home with plenty of storage for modern family needs. Finally, to the first floor is a well appointed family bathroom with modern wall tiling, shower over bath, w.c. and freestanding basin. Externally is where this home truly shines, to the front of the property there is driveway parking and a low maintenance front garden, with separate path to the road and to the rear is the show-stopping $\frac{1}{4}$ acre plot, which is mostly laid to lawn and tree lined. There are two patio areas, perfect for outdoor relaxing or entertaining in the summer months. Other benefits of this home include wired-in CCTV, Alarm System and no onward chain.

This property is a truly unique opportunity, so early viewings are advised to avoid disappointment.

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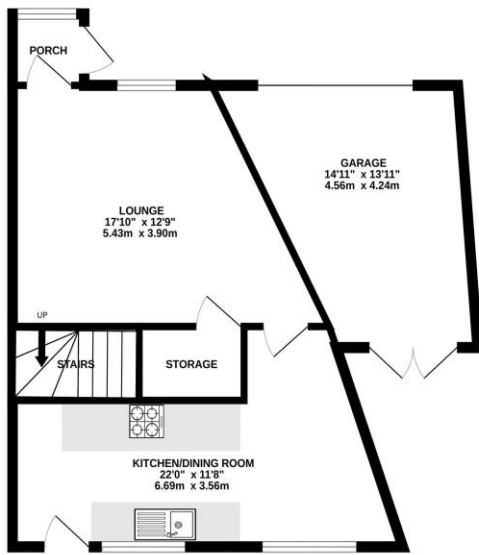


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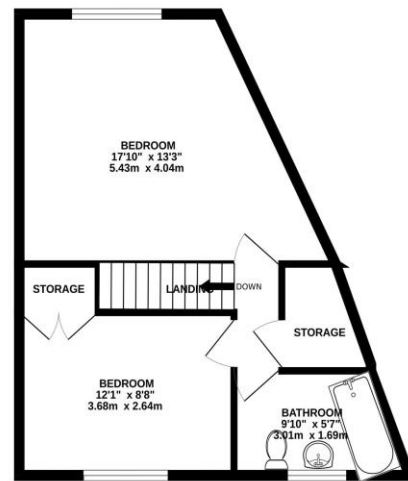


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GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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