

MORGAN H LEWIS



Asking Price £350,000

New Lodge, Wigan WN1 2ND

- *Four Bedroom Detached Home
- *Two Reception Rooms and Study
- *Three Bathrooms and Loft Room
- *Circa 1800sq.ft
- *Low Maintenance Rear Garden

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Positioned within close proximity to Wigan Hospital and Haigh Halls Plantation Gates with excellent easy access in to Wigan Town Centre, with the Royal Albert Edward Hospital also close by. There are great schools, the beautiful and historic Mesnes Park and Haigh Hall all within walking distance too. Commuters would have easy access to both the motorway and rail network.

The accommodation briefly comprises of an entrance hallway, downstairs wc and staircase to the first floor. Moving through you will find the well proportioned reception room with dining room to the rear. The kitchen provides a range of Shaker style units incorporating a gas hob, oven, sink, extractor fan. To the side of the property you will find the extension consisting of the spacious, perfect for storage or off road parking and the rear room with patio doors currently being used as an office.

The first floor provides four excellent sized bedrooms. Two benefitting from en-suite shower rooms and built in wardrobes. You will also find the four piece family bathroom. Completing the property is the spacious loft room offering excellent potential.

Externally the property benefits from a paved front and rear garden.

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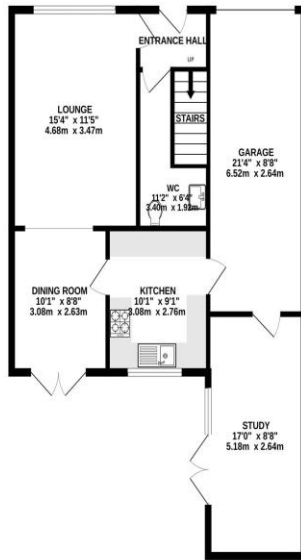


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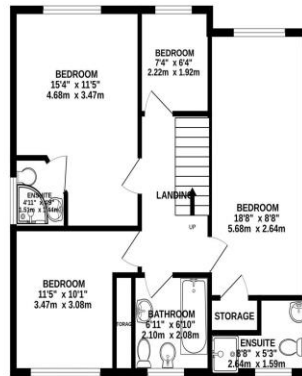


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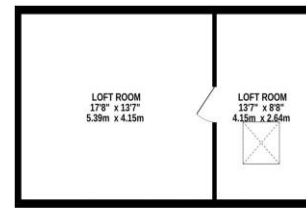
GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 1797 sq.ft. (167.0 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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