

# MORGAN H LEWIS



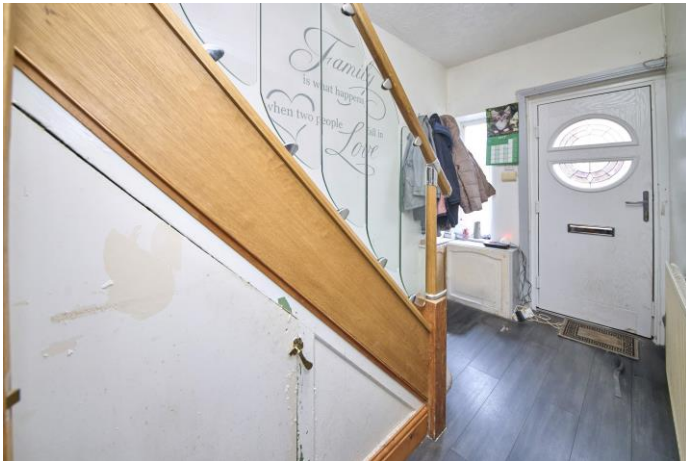
Asking Price £160,000

**Queensway, Wigan WN1 2JA**

- \*Traditional Mid Terraced Home
- \*Two Reception Rooms and Three Bedrooms
- \*Bi-Folds to Rear Reception Room
- \*Pretty Gardens



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A fantastic opportunity for first time buyers, small families and downsizers, this traditional mid terraced home is now available for sale, situated along the popular and convenient Queensway, within walking distance of Mesnes park, trendy local bars and café's, Wigan Town Centre and Stations for travel to Liverpool and Manchester.

Although requiring some refurbishment, this home has fabulous potential. The home is centrally heated, with double glazing and the accommodation on offer briefly comprises of: to the ground floor, a traditional entrance hallway leading to the spacious lounge with bay window. To the rear of the property is the second reception room with Bi-Folding doors leading to the rear garden, this could easily be opened up into the kitchen to create a stunning kitchen diner. Completing the ground floor is the kitchen, fitted with a range of wall and base units.

To the first floor are three bedrooms, two doubles and a good single all accessed from a spacious landing. The main benefitting from a bay window, making this a lovely bright space. The family bathroom is a good size, with shower over bath, w.c. and vanity basin.

Externally, there is a sunny rear garden, which is mostly lawned, with pond, handy garden room and foliage for privacy.



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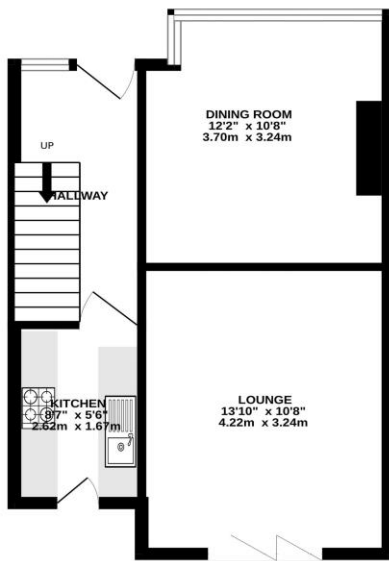


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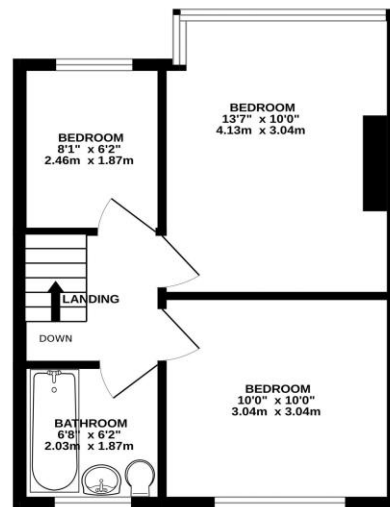


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GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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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