

MORGAN H LEWIS



Asking Price £130,000

Lancaster Road, Wigan WN2 3NJ

*Well Presented End Terrace

*Two Large Bedrooms

*Ensuite and Family Bath

*Large Kitchen Diner

*Garage

*Off Road Parking

*NO ONWARD CHAIN

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ATTENTION INVESTORS, DOWNSIZERS AND FIRST TIME BUYERS
Available with NO CHAIN, this three bedroom property is situated close to local shops and bus links, within easy reach of Wigan Centre. The property is Street fronted with ample on and off road parking and offers 840sqft of living space.

This property is well presented and is offered in move-in condition. The accommodation briefly comprises: entrance vestibule leading to the good sized family living room, with stairs leading to the first floor. To the rear of the property is a large kitchen diner, with attractive fitted kitchen, which is fitted with a range of wall and base units with contrasting wood effect worktops. To the rear of the property is a handy utility space, with French doors leading to the rear garden and a well appointed family bathroom, with shower over bath w.c. and basin.

To the first floor are two good sized bedrooms, with bedroom 1 spanning the width of the property, and bedroom two benefitting from an ensuite, with w.c., enclosed shower and sink, as well as a fitted alcove storage space. The property is centrally heated and has UVPC windows throughout.

Externally the property has a sunny walled rear yard, as well as a single garage and off road parking.

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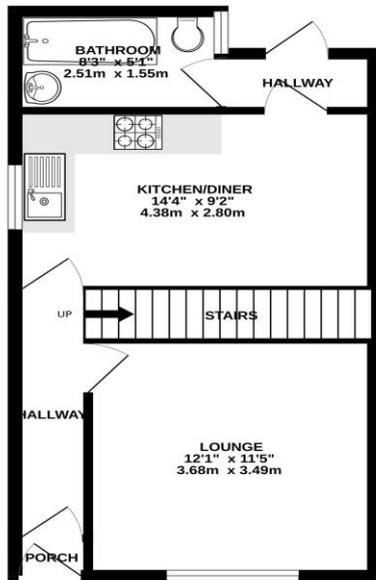


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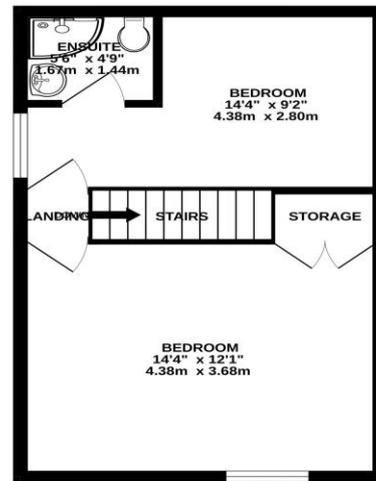


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GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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