

MORGAN H LEWIS



Asking Price £175,000

Barnsley Street, Wigan WN6 7HN

- *No Onward Chain
- *Excellent Corner Plot
- *Top-End of Barnsley Street
- *Bags of Potential
- *Two Large Bedrooms

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A fantastic opportunity to acquire a traditional semi-detached property, ideally located in a sought-after residential area at the top-end of the ever popular Barnsley Street. Just a short walk from local shops, schools, Mesnes Park, Wigan Town Centre, and transport stations, this home offers both convenience and potential.

While the property would benefit from some modernisation, it retains a wealth of original features, as well as boasting a fabulous corner plot, providing a perfect canvas for a new owner to create their ideal home. The ground floor accommodation includes a welcoming reception hall, with stairs leading to the first floor, a front lounge with bay window and chimney breast and to the rear, a spacious kitchen diner, fitted with a modern kitchen, complete with high gloss units, integrated oven and hob and French doors, which give access to the generous, mature rear garden.

Upstairs, the first floor offers two well-proportioned double bedrooms, with the master bedroom spanning the width of the property, with two windows allowing the opportunity to split this property into a third bedroom/dressing space or office. The family bathroom is to the rear of the property and is fitted with a three piece bathroom suite, inclusive of w.c. basin and enclosed shower. Although this property does require some TLC, a lot of works have already been completed, inclusive of a rewire and new boiler system, as such the home is only a decorate away from its former glory. Externally, the property rests on an enviable corner plot, which features a front garden with scope to create a driveway (subject to permissions) and a superb, rear & side gardens, mainly laid to lawn with a patio—perfect for outdoor entertaining or family use.

Located on one of Wigan's most popular streets, this home must be viewed to fully appreciate its character, space, and outstanding potential.

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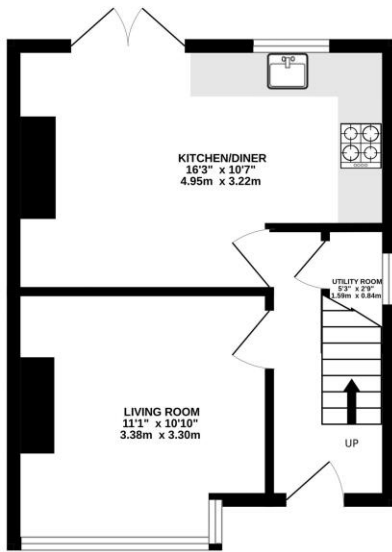


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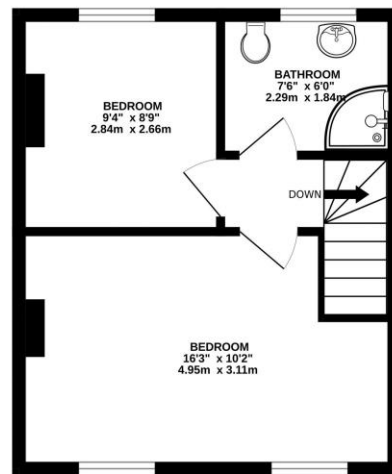


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GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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