

MORGAN H LEWIS



Offers in Excess of £185,000

Tinwald Place, Wigan WN1 3YB

- *Fully Renovated Home
- *No Onward Chain
- *Ample Driveway Parking
- *Low Maintenance Modern Gardens
- *Three Bedrooms
- *Fully Fitted Modern Kitchen
- *Viewings Highly Recommended

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A Fully Refurbished Home in the Heart of Whelley – Ideal for First-Time Buyers or Downsizers This beautifully updated three-bedroom home offers a superb opportunity for those looking to take their first step on the property ladder or downsize in comfort.

Set in a popular residential area, just a short walk from local shops, schools, and the stunning Haigh Woodland Park, the property combines modern living with everyday convenience. Excellent road links provide easy access to Wigan town centre and the M61 motorway. Inside, the property has been tastefully finished in neutral tones, creating a light and welcoming feel throughout.

The ground floor features a handy and spacious entry porch, a bright lounge with a double-glazed bay window, and a stylish fitted kitchen with integrated appliances, including fridge freezer, dishwasher and washing machine. French doors open onto the generous, well-maintained garden—ideal for relaxing or entertaining.

Upstairs, there are three good-sized bedrooms, along with a sleek, re-fitted three-piece family bathroom. Externally, the property benefits from a large driveway with ample off-road parking and new gates that lead to the rear garden. The garden is tiered with two paved seating areas, along with two low maintenance, yet stylish artificial grass sections, as well as a large shed.

Offered for sale with no onward chain, this is a move-in-ready home that offers excellent value in a well-connected and desirable location. Early viewing is highly recommended to fully appreciate the space, quality, and setting of this charming home.

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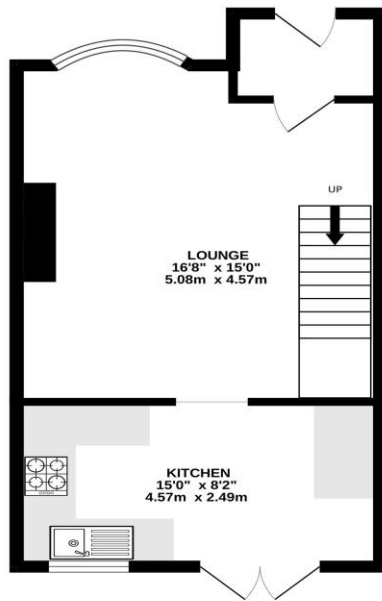


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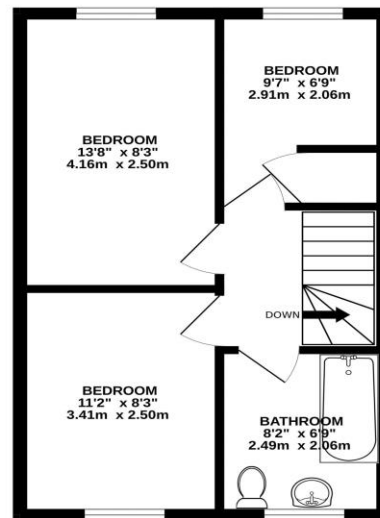


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GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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