

MORGAN H LEWIS



Asking Price £185,000

Barnsley Street, Wigan WN6 7HN

- *Well Presented Semi Detached House
- *Two Large Bedrooms
- *Open Plan Living with French Doors
- *Good Size Rear Garden with Patio and Astroturf
- *Off Road Parking to Front
- *NO UPWARD CHAIN

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Now available for sale, this lovely two bedroom home, situated at the top end of the ever popular Barnsley Street. This spacious two bedroom semi is brimming with potential and is presented with the added benefit of no onward chain.

The accommodation is briefly comprised of, a welcoming entrance hallway, with stairs leading to the first floor. The open plan kitchen/dining and living space is welcoming and bright, with French doors looking out to the lovely garden and flooding the room with natural light. The kitchen is well appointed, with sleek high gloss units, centred around the granite family friendly breakfast bar, with integrated double oven and induction hob. The open plan living room is spacious, with a large bay window and inset gas fire.

To the first floor are two large bedrooms, the master spans the full width of the property and could be split, to create another bedroom should it be needed. The family bathroom features a three piece suite with shower over bath, w.c. and vanity basin, tied together with smart tiling. Externally, the property benefits from driveway parking and a good sized rear garden, which is split over two levels, with a patio area directly outside the property and then a further astroturfed area lower, with mature borders making this a delightful place to relax or entertain friends and family.

Early viewings on this lovely home are recommended.

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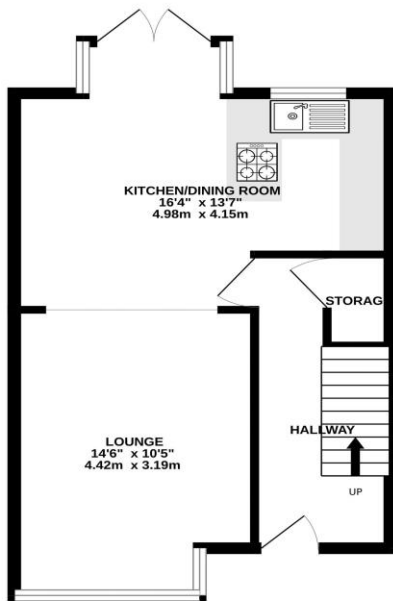


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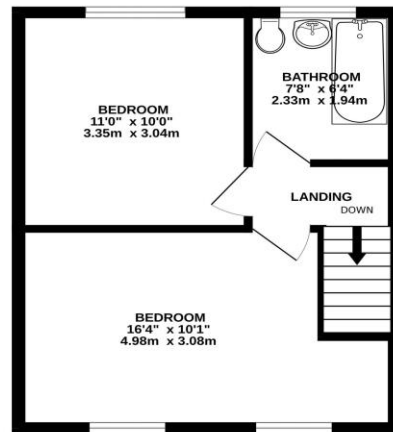


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GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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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