

# MORGAN H LEWIS



Asking Price £100,000

**Old Hall Street, Wigan WN3 4QR**

- \*Mid Terraced House
- \*Three Bedrooms
- \*Perfect Investment Opportunity
- \*Outdoor Space to Rear
- \*Viewing Recommended
- \*NO CHAIN

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Located on the ever-popular Old Hall Street in Ince, this charming two-bedroom mid-terraced house presents a fantastic investment opportunity or the perfect first-time purchase.

Inside, you'll find a bright and spacious lounge, a fitted kitchen with ample storage, a three-piece bathroom, and two generously sized bedrooms. To the rear, a low maintenance paved yard provides a private outdoor space.

The property is just a short stroll from the picturesque Leeds–Liverpool Canal and is ideally positioned close to local shops, well-regarded schools, and within easy reach of Wigan Town Centre. Commuters will appreciate excellent transport connections, including nearby motorway access, rail links, and regular bus services.

With the added benefit of no onward chain, this property is ready for its next chapter — whether you're looking to take your first step on the property ladder or expand your rental portfolio, this is one not to miss.

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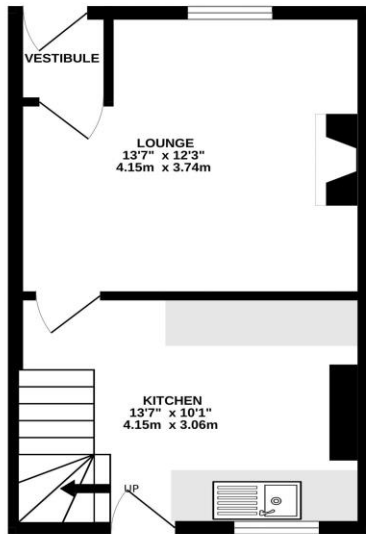


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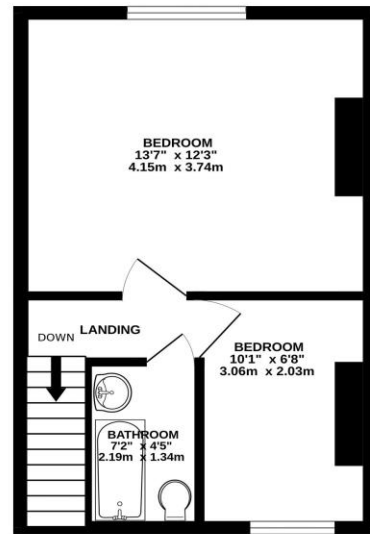


# MORGAN H LEWIS

GROUND FLOOR  
292 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.5 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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