

# MORGAN H LEWIS



Asking Price £95,000

**Derby Street, Wigan WN3 4TJ**

\*Attention First Time Buyers and Buy To Let Investors

\*No Onward Chain

\*Three Bedrooms

\*Close to Local Shops and Schools

\*On Street Parking

\*Excellent Transport Links



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Available with no onward chain, this three-bedroom terrace sits on a quiet row close to local shops, bus routes, and within easy reach of Wigan town centre. Street-fronted with on-road parking, the property offers around 640 sq. ft. of accommodation.

The layout includes a comfortable living room to the front, with an entrance vestibule. To the rear, an open plan kitchen dining space fitted with a range of wall and base units with stairs rising to the first floor. Beyond the kitchen, a utility space gives access to the yard and the ground floor bathroom which features a traditional three-piece suite with bath with shower head adaptor, w.c. and basin.

Upstairs there is a large main bedroom, and a further two well-proportioned bedrooms, with a double and a single. The property has uPVC windows throughout, PIV unit fitted in the loft and is warmed by central heating.

Externally, the rear yard enjoys a sunny aspect and provides a useful outdoor space.



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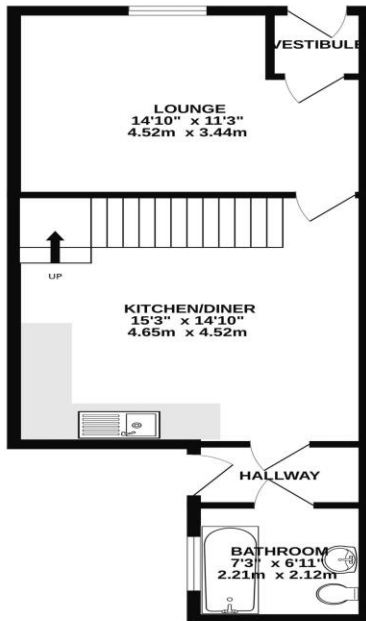


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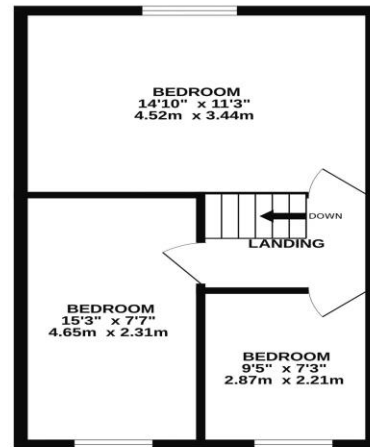


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GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.2 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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