

# MORGAN H LEWIS



Asking Price £140,000

**Moore Street, Wigan WN1 3XX**

- \*Perfect Starter Home
- \*Charming Two Bed Mid Terrace
- \*Excellent Transport Links
- \*Walking Distance to Haigh Woodland Park
- \*Garden / Parking to Rear
- \*Move In Condition

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Now available is this well-kept two-bedroom mid-terrace, an ideal choice for a first home or as a straightforward investment. The property sits within easy reach of Wigan town centre and the green open spaces of Haigh Woodland Park.

Inside, the house offers a pleasing mix of original character and practical updates. An entrance vestibule with tiled flooring leads to the hallway, where the coving remains from the home's earlier years, complemented by newly laid herringbone flooring. The front reception room is generous in size, with a dining and living area set around the chimney breast.

To the rear, a second reception space is bright and flexible, with an alcove beneath the stairs offering scope for storage or display. The kitchen sits beyond, fitted with traditional units and opening to a useful ground floor w.c.

Upstairs are two good double bedrooms. The main bedroom spans the full width of the property, while the second looks over the rear garden. A light landing area provides additional storage and leads to the bathroom, which is fitted with a classic three-piece suite including a shower above the bath.

Externally, the house is garden-fronted, while to the rear there is a low-maintenance courtyard leading onto a further garden area with useful shed.

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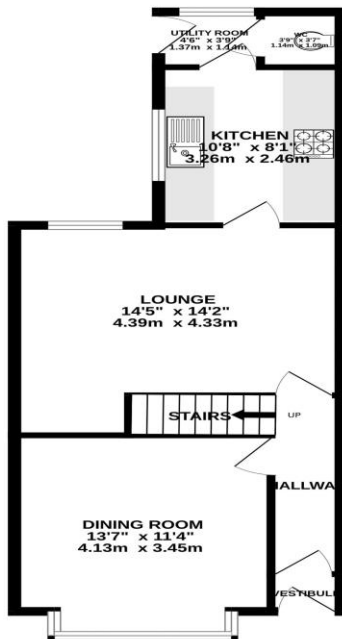


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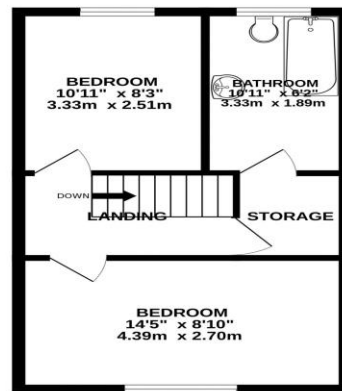


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GROUND FLOOR  
505 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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 quantity or efficiency can be given.  
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