

MORGAN H LEWIS



Asking Price £130,000

Cecil Avenue, Wigan WN6 7RB

*Perfect for First Time Buyers or Rental Investors

*Three Bedroom End Terraced House

*Generous Lounge and Dining Kitchen

*Modern Bathroom

*Boarded and Plastered Loft Space

*Available with no onward chain

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Perfect for First-Time Buyers or Investors This attractive end-terraced house is tucked away in a quiet cul-de-sac just off Springfield Road, right in the heart of Springfield. With local shops and schools within walking distance – plus Mesnes Park and the town centre close by – the location offers both convenience and charm.

The property is fully double glazed and centrally heated. The ground floor features a generous lounge, a well-fitted dining kitchen, and a modern bathroom.

Upstairs, there are two bedrooms and a versatile box room, ideal as a nursery or home office. The loft space is plastered, boarded, and benefits from light and heating – perfect for extra storage or a hobby room. Outside, you'll find low-maintenance front and rear yard, making this a practical choice for busy buyers. Offered with no onward chain.

Early viewings are highly recommended to fully appreciate the location and accommodation on offer.

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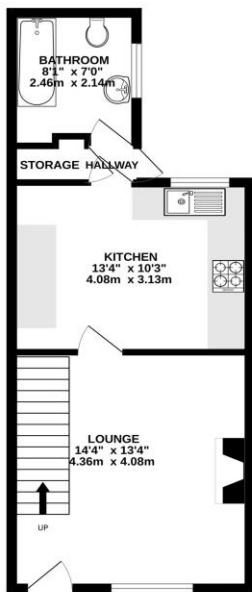


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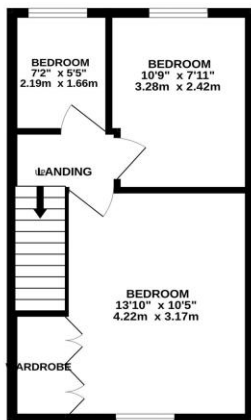


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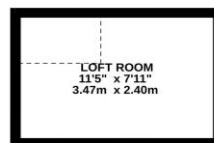
GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
90 sq.ft. (8.3 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 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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