

MORGAN H LEWIS



Asking Price £230,000

Heeley Street, Wigan WNI 2HN

***Delightful Traditional Semi Detached Home**

***Excellent Gardens**

***Quiet Cul-De-Sac Location**

***Walking Distance to Local Bars, Restaurants and Amenities**

***Three Bedrooms**

***Driveway Parking**

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Now available with no onward chain is this delightful semi-detached home. Heeley Street is a short cul de sac in the heart of Swinley and within walking distance of the Town Centre, Mesnes Park and the Railway Stations for commuting to Liverpool and Manchester.

This delightful home has been lovingly cared for by the previous owners, and offers the next custodian chance to move in with ease and curate the home at their leisure. The property is briefly comprised of, a welcoming entrance hall, which is bright and spacious with stairs to the first floor, leading onto the open plan dining/living room, which is a fabulous dual aspect space, ideal for entertaining or relaxing as a family but could be easily brought back to two rooms, should it be desired.

To the rear of the property is a handy sun room, looking out over the spacious mature gardens. The Kitchen diner is also situated to the rear of the property. The kitchen has been recently fitted and is well equipped with a range of integrated appliances and a range of modern wall and base units.

To the first floor there are three good sized bedrooms, the principal bedroom at the rear looks out to the fabulous garden. Completing the first floor accommodation there is a family bathroom, which is fitted with a three piece suite in white, with w.c., basin and enclosed shower.

The outside space is delightful, with a block paved drive to the front and a front garden providing privacy. The rear gardens are substantial, south facing and private, with plenty of space for entertaining and relaxing in the summer months.

Early viewings are recommended on this property to avoid disappointment.

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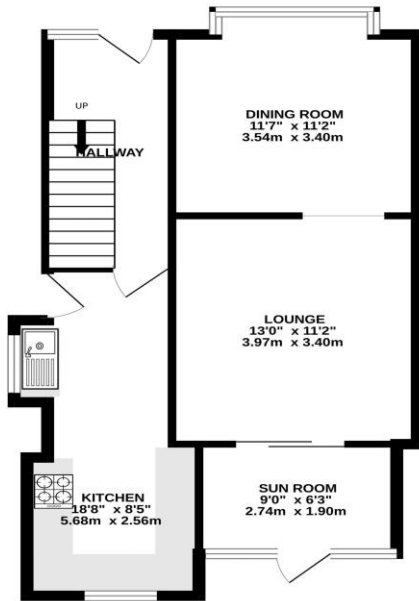


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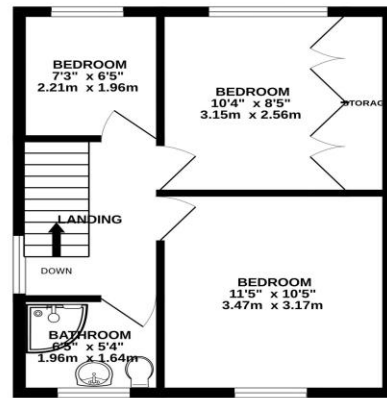


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GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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