

MORGAN H LEWIS



Asking Price £285,000

Beech Walk, Wigan WN3 6DH

- *Beautiful traditional semi-detached house
- *Convenient for good local shopping and schooling, Town Centre and Motorway
- *Quality fitted kitchen
- *Separate reception rooms
- *Ground floor shower room and utility room
- *Driveway parking and garage

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Available with no onward chain this beautifully presented semi-detached house occupies a desirable location in the heart of Winstanley and convenient for good local shopping and schooling and easy access into Wigan and to the M6 Motorway.

The property is centrally heated and double glazed. The property offers larger than average accommodation and some fantastic features, to the ground floor there is a reception hall with shower room comprising shower cubicle, washbasin and low level WC. The lounge is at the front whilst the dining room at the rear has been extended to offer a cosy sitting area from where you can enjoy the birdlife in the mature gardens. There is a quality fitted kitchen with appliances, a large utility room with cupboards and sink unit this has a door to the attached garage and an external door to the garden.

To the first floor there are three generous bedrooms with built-in wardrobes in the two double room and there is a fully fitted family bathroom with shower over the bath, vanity washbasin and low level WC. The property occupies a great plot, there are gardens and driveway parking to the front whilst to the rear there are mature gardens with lawns, mature shrubs, bushes and trees.

Properties of this quality are rarely available and we would encourage viewings to appreciate both the fantastic location and the quality of the accommodation on offer.

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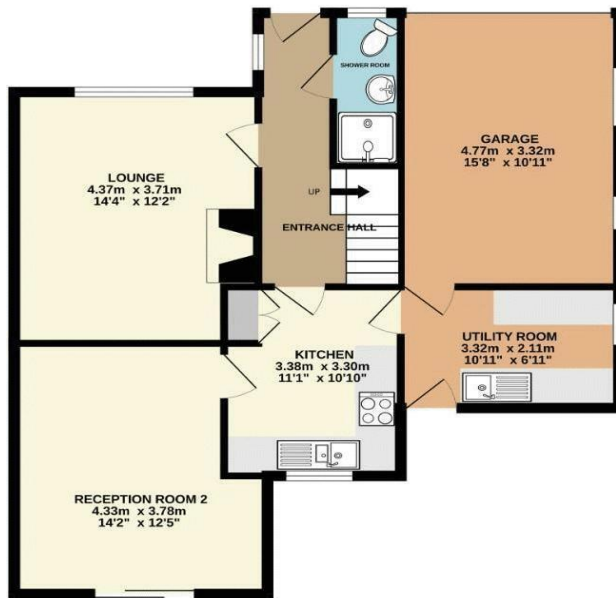


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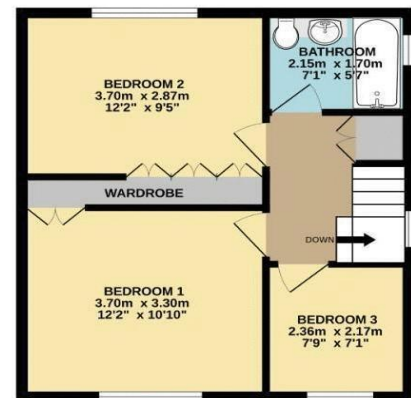


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GROUND FLOOR



1ST FLOOR



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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