

MORGAN H LEWIS



Asking Price £150,000

Barnsley Street, Wigan WN6 7HU

- *Attractive Period Terraced House
- *Two Bedrooms and Loft Room
- *Garden Fronted
- *South Facing Rear Garden
- *Walking Distance to Mesnes Park and Wigan Centre
- *NO ONWARD CHAIN

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Available with no onward chain, this attractive period terraced home enjoys a lovely position in one of the area's most popular locations. Just a short walk from the historic Mesnes Park and Wigan's lively town centre, it offers just over 860 sq. ft. of well presented living space — ready for its next owner to move straight in and start enjoying, or make changes to suit their tastes.

Set at the top end of Barnsley Street, the property is garden-fronted with on-street parking and a private rear garden, offering a welcoming first impression. Inside, the accommodation is arranged over two floors, thoughtfully designed for comfortable, everyday living.

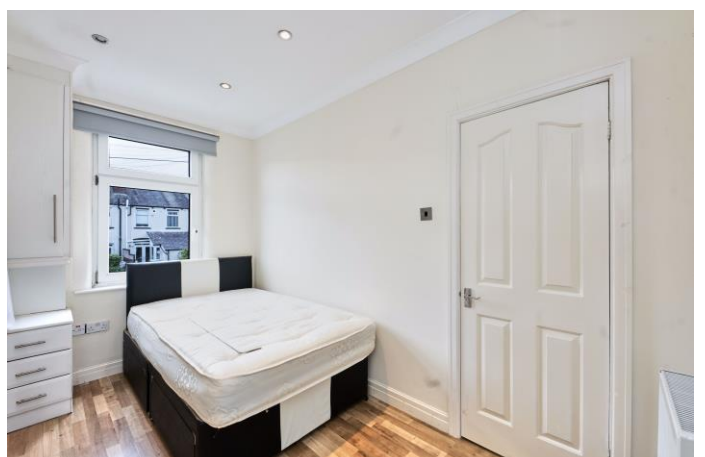
The ground floor opens into a welcoming entrance hallway, with access to the bright and inviting living room with bay window, a staircase to the first floor gives access to the first floor accommodation and a spacious lounge/dining room to the rear with french doors provides a flexible space perfect for both relaxing evenings and sociable gatherings. To the rear, the kitchen is fitted with a range of wall and base units, electric oven, hob and extractor, and is bathed in natural light thanks to two large windows overlooking the garden.

Upstairs, there are two generously sized bedrooms, each with a calm and comfortable feel, along with a well-appointed family bathroom featuring a classic three-piece suite with shower over bath, wash hand basin and WC. Further to the upstairs accommodation is a loft room, with velux windows, offering yet more flexible space for the next owner.

Outside, the south-facing rear garden is a real highlight — a peaceful and private space, ideal for summer entertaining or simply unwinding at the end of the day.

This charming home is sure to appeal to a wide range of buyers, and early viewings are strongly recommended.

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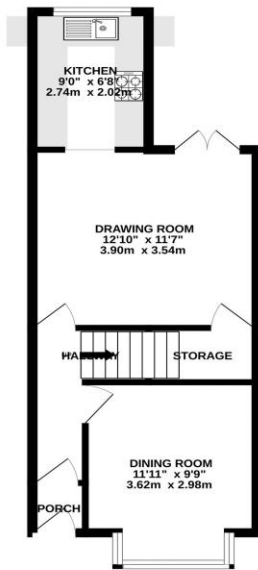


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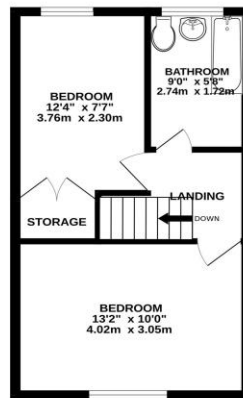


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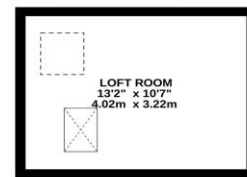
GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



2ND FLOOR
139 sq.ft. (13.0 sq.m.) approx.



BARNLEY STREET, WIGAN

TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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