

MORGAN H LEWIS



Asking Price £140,000

Hodges Street, Wigan WN6 7JG

- *Charming Traditional End Terraced Home
- *Excellent Investment or First Time Buy
- *Large Rear Garden
- *Two Generous Bedrooms
- *Walking Distance to Mesnes Park & Wigan Town Centre
- *Excellent Potential to Modernise and Add Value

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Available now, this traditional and attractive terraced home enjoys a lovely position in a highly regarded area, just a short walk from the historic Mesnes Park and Wigan's lively town centre. Offering 730 sq. ft. of well-presented accommodation, this is a property with genuine charm and great potential.

Set at the top end of Hodges Street, the home is ready to welcome its next owner — someone looking to modernise and make it their own. The layout is thoughtfully arranged over two floors, with two bedrooms and a large rear garden.

The accommodation comprises an entrance porch leading into a spacious family dining room, a doorway through to the lounge and dining area — a versatile, comfortable space at the heart of the home. To the rear, the kitchen features a range of wall and base units, along with an electric oven and hob.

Upstairs, there are two well-sized bedrooms, with the master spanning the full width of the home, with built in storage featuring in both bedrooms, finally a spacious family bathroom, recently fitted with a three-piece suite, including a walk-in shower over, wash hand basin and w.c.

Externally, the property enjoys an enviable plot, with access available from both the side and rear, offering space for a garage or summer house if desired. While the home would benefit from some modernisation, it has been extremely well cared for and provides an excellent opportunity to add value and create a truly individual living space.

Early viewings are highly recommended to fully appreciate the potential of this charming property.

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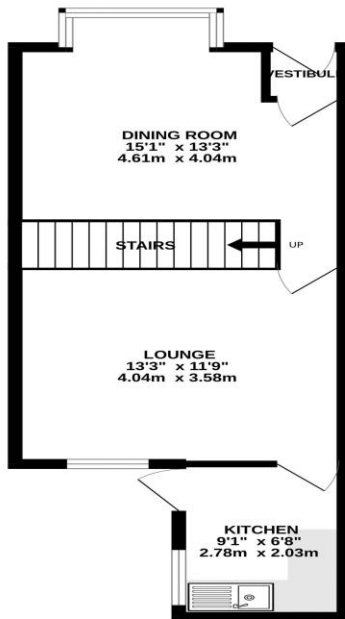


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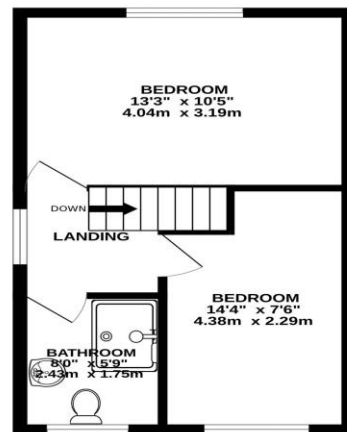


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GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



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



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

While 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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