

MORGAN H LEWIS



Asking Price £195,000

Merton Road, Wigan WN3 6AT

- *Well Presented Semi Detached Home
- *Spacious Lounge
- *Sleek Modern Fitted Kitchen/Diner with French Doors
- *Driveway Parking for Multiple Vehicles
- *Pleasant Rear Garden with Patio and Astro Turf

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Well presented three bedroom semi detached family home situated in the popular residential area of Highfield offering close proximity to local amenities.

The property briefly comprises; Entrance porch, welcoming entrance hallway leading into the spacious lounge with feature wall, understairs storage which opens up into the stunning modern kitchen/dining room fitted with a range of high gloss white wall and base units incorporating the gas hob, oven, sink and space to accommodate a fridge/freezer and washing machine. To the first floor you will find three good sized bedrooms, the main bedroom spanning the whole width of the property and benefitting from built in wardrobes and storage. Completing the first floor is the modern family bathroom fitted with a hand wash basin, wc and bath with shower over.

Externally the property benefits from a spacious driveway offering off road parking for multiple vehicles. To the rear of the property is a landscaped garden with patio area and steps leading up to the Astro Turned lawn bordered by raised planters. Warmed by gas central heating and also benefits from double glazing fitted throughout. Viewings essential!!

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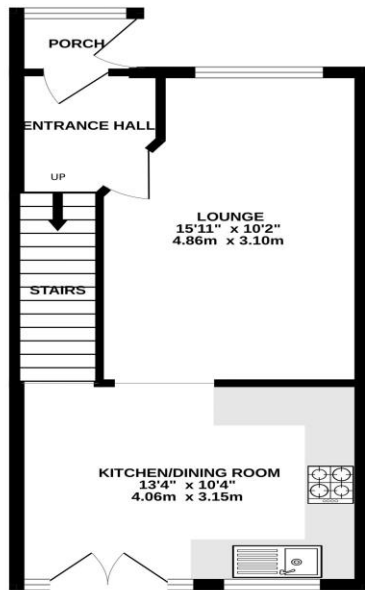


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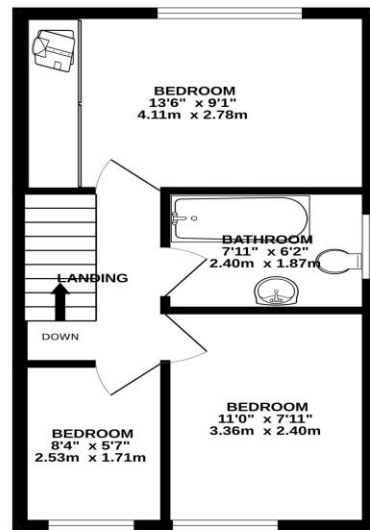


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GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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