

MORGAN H LEWIS



Asking Price £150,000

Rosemary Crescent, Wigan WN1 3XF

- *Semi Detached Property in Need of Modernisation
- *Large Living Room and Generous Kitchen
- *Ground Floor Cloaks
- *Three Bedrooms
- *Corner Plot and Detached Garage
- *CHAIN FREE

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Perfectly suited to first-time buyers, downsizers, or investors seeking a well-priced home, this delightful property is situated in the ever-popular suburb of Whelley. The location offers excellent convenience — within easy reach of Wigan town centre with its vibrant shops, restaurants, and transport links, as well as highly regarded schools and beautiful countryside walks around Haigh Hall.

The accommodation briefly comprises a welcoming entrance hallway with handy downstairs wc, leading to a bright dual-aspect lounge and a kitchen fitted with a range of wall and base units.

To the first floor, there are three bedrooms, two of which benefit from fitted storage, along with a modern shower room featuring a walk-in shower, hand wash basin, and WC. Externally, the property sits on a corner plot which boasts a wrap-around garden, gated driveway, and detached garage providing ample off-road parking. To the rear is a fully paved garden.

The property also benefits from all new windows and external doors.

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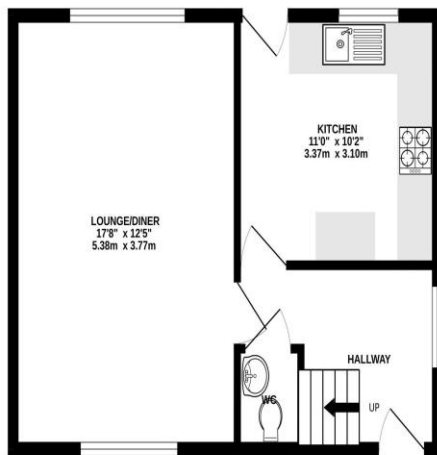


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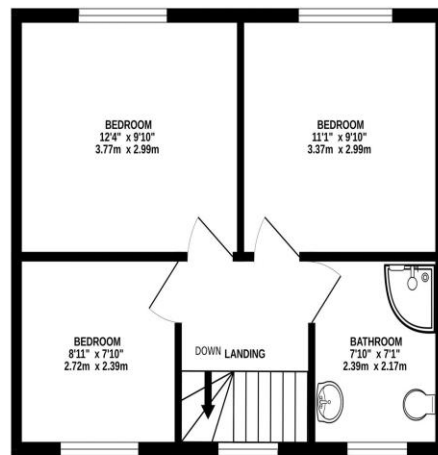


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GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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