

MORGAN H LEWIS



Asking Price £220,000

Baytree Road, Wigan WN6 7RN

- *Immaculately Presented Semi Detached Dormer Bungalow
- *Conservatory with French Doors onto Garden
- *Ground Floor Family Bathroom with Stylish Three Piece Suite and Freestanding Bath
- *Three Well Apportioned Bedrooms
- *Driveway With Parking For Two/Three Cars
- *Tasteful Contemporary Decor

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Now available for sale, this immaculately presented and surprisingly spacious three-bedroom semi-detached dormer bungalow, set in a popular residential area close to local schools, amenities and transport links. Wigan Town Centre and Mesnes Park are both within walking distance, and the property is well positioned for commuters, with Junction 27 of the M6 less than ten minutes away. The accommodation begins with an inviting entrance hallway leading to a comfortable lounge with a modern fire and surround, opening through to the dining room. To the rear, a bright conservatory with French doors creates an easy connection to the garden. The separate modern kitchen includes integrated appliances and access to the side elevation, and the ground floor also features a family bathroom with a stylish three-piece white suite and a large freestanding bath. On the first floor, the landing leads to three well-proportioned bedrooms. A shower area has been installed on the landing and could be incorporated into the rear bedroom if desired. The home benefits from gas central heating, UPVC double glazing throughout, and a tasteful,

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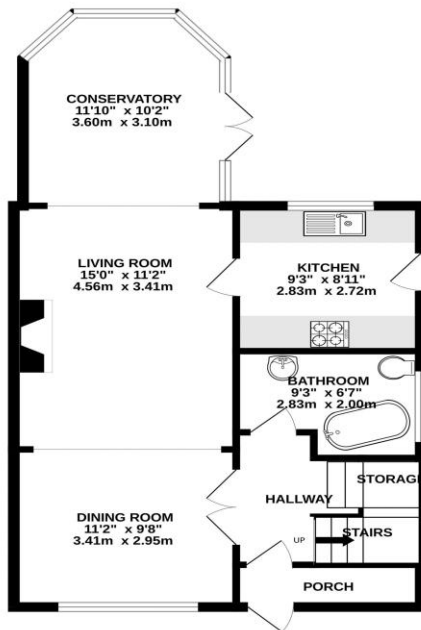


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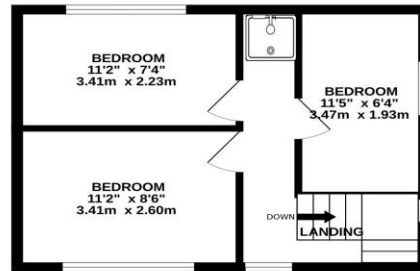


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GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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