

# MORGAN H LEWIS



**Asking Price £210,000**

**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, contemporary décor.

Externally, a driveway provides off-road parking for two to three cars along the front and side of the property. The front and rear gardens are neatly maintained, offering a patio area, established lawn, planted borders and secure perimeter fencing.

Early internal viewing is recommended to fully appreciate this attractive family home.



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