MORGAN H LEWIS

Asking Price £195,000

Tunstall Lane, Wigan WN5 9HR

*Beautifully Presented Semi

*Three Bedrooms

*Stunning Open Plan Kitchen Diner

*Trendy Gardens

*Driveway Parking

MORGAN H LEWIS

Morgan H Lewis are delighted to offer for sale this stunning three bedroomed home. Situated along a popular street, within walking distance of excellent local schools, shops and transport links to Wigan Centre and both M6 & M58 Motorways within easy reach.

The property is very well presented and offers the next owners the opportunity to simply unpack and relax. The accommodation on offer briefly comprises of; entrance hall with stairs leading to the first floor, leading into the spacious living room, with plush carpeting and neutral décor. To the rear of the property there is a lovely open plan kitchen diner, which has been recently refitted with a range of shaker style wall and base units, with integrated appliances, induction hob and contrasting white worktops, tied together with sleek modern tiling. French doors flood this room with natural light and provide access to the trendy garden. Finally, there is also access to the understairs storage, ground floor w.c. and the handy utility space.

To the first floor there are three excellent bedrooms, with the master bedroom benefitting from an ensuite shower room, the second and third bedrooms are good sizes, with both featuring smart neutral décor. Finally, to the first floor is the family bathroom, with a three piece bathroom suite, comprising of Shower over bath, sink and w.c., with modern tiling on the walls and flooring. Externally this property continues to impress, the rear garden has been recently rejuvenated, with as large stone patio area, raised planters and raised garden with decked seating area with pergola, making this an excellent space for outdoor entertaining and relaxing in the summer months. The front garden is well maintained, with flagged walkway leading to the front door and driveway parking to the side.
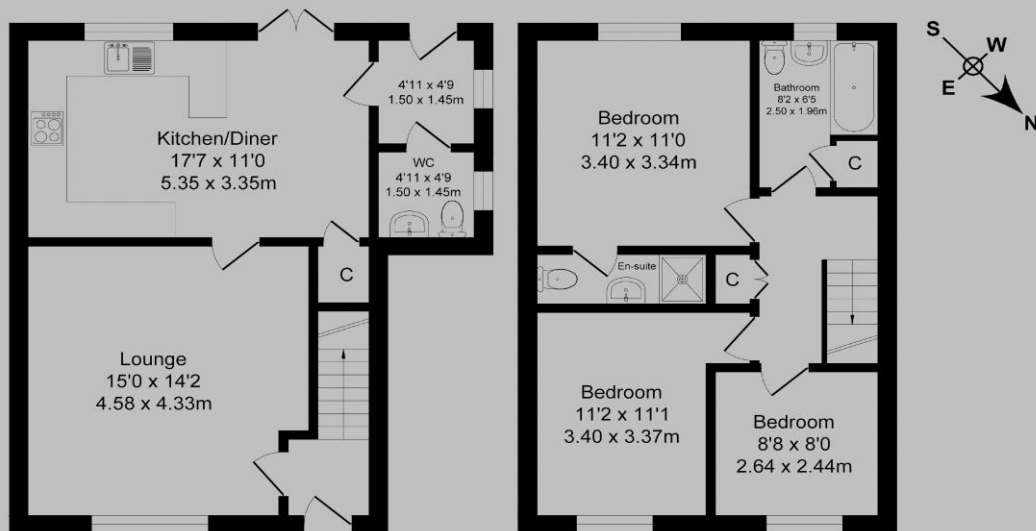
Early viewings are recommended on this stunning home.

Tunstall Lane
Total Approx. Floor Area 989 Sq.ft. (91.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Kitchen/Diner
17'7 x 11'0
5.35 x 3.35m

4'11 x 4'9
1.50 x 1.45m

WC
4'11 x 4'9
1.50 x 1.45m

Lounge
15'0 x 14'2
4.58 x 4.33m

C

Bedroom
11'2 x 11'0
3.40 x 3.34m

Bathroom
8'2 x 6'5
2.50 x 1.96m

C

En-suite

C

Bedroom
11'2 x 11'1
3.40 x 3.37m

Bedroom
8'8 x 8'0
2.64 x 2.44m

S W
E N

Ground Floor
Approx. Floor
Area 524 Sq.Ft
(48.7 Sq.M.)

First Floor
Approx. Floor
Area 465 Sq.Ft
(43.2 Sq.M.)