



14 Lingfield Crescent Wigan

Guide Price of
£150,000

- Three bedroom semi detached house
- Beautiful presentation throughout
- Ground floor family bathroom
- Modern fully fitted kitchen
- Upvc conservatory
- En suite facilities
- Well maintained gardens
- Epc rating D

14 Lingfield Crescent, Beech Hill , Wigan WN6 8QA

This much improved home boasts bright and beautifully styled living and entertaining space with a lovely upvc conservatory adding to the already generous living space. Houses on this small development in Beech Hill are always very popular due to their generous size and the close proximity of Wigan town centre.

The whole property is superbly presented and comprises of a welcoming entrance hallway, full sized family bathroom with three piece suite, bedroom, a modern fully fitted kitchen with integrated oven and hob and a spacious lounge leading through to a upvc conservatory which is used by the current owners as a dining room.

To the first floor there are two further bedrooms with one having en suite facilities. Other benefits of this wonderful home include gas central heating, full double glazing, driveway and attached garage.





Externally the property offers beautifully presented gardens to the front and rear elevations with the front being low maintenance and the rear is mainly laid to lawn and has a decked patio.

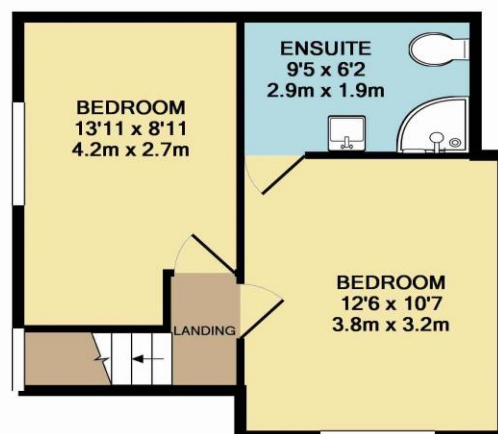
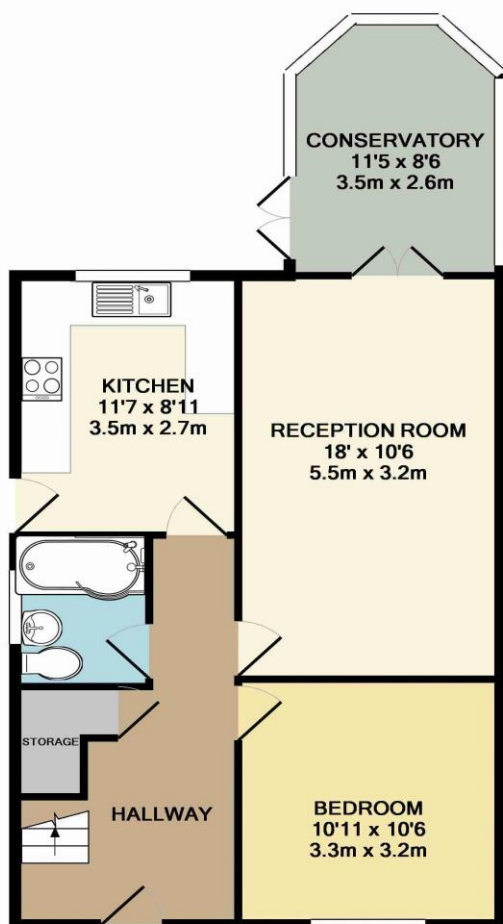
Early viewings are absolutely essential to appreciate this lovely family home.

Epc rating D. Council tax band C. Approx 995 sq ft.







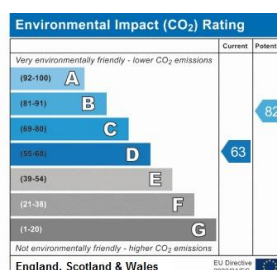
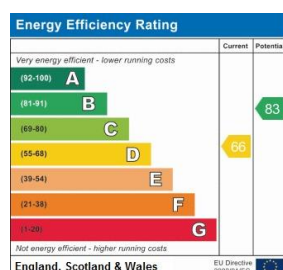


GROUND FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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