

MORGAN H LEWIS



Offers in Excess of £280,000

Kidd Close, Wigan WN5 0BF

- *Three Bedroom Detached Home
- *Generous South-Facing Rear Garden
- *Principal Bedroom with En-Suite
- *Detached Garage & Driveway
- *Open Plan Kitchen/Dining
- *Quiet Residential Close

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A well-presented three-bedroom detached home that has been lovingly occupied by the same owners since it was built 12 years ago. Tucked away within this established residential close, the property offers a wonderful combination of comfortable family accommodation, a generous south-facing rear garden, private driveway and detached garage.

The ground floor features a welcoming entrance hallway leading through to a bright and well-proportioned living room, together with a separate dining kitchen that provides an ideal space for everyday family life and entertaining. There is also a convenient downstairs WC and useful storage.

Upstairs, the property offers three well-proportioned bedrooms, with the generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, providing a practical layout for modern family living, guests or those looking for additional space to work from home.

Outside, the generous south-facing rear garden is a particular highlight, enjoying a good degree of sunshine and offering plenty of space for relaxing, entertaining and family activities. To the front, there is a private driveway providing off-road parking alongside the detached garage, which also offers valuable additional storage.

The property's position on Kidd Close also makes it a convenient choice for those looking to enjoy the benefits of the WN5 area, with local amenities, schools and transport links close by. Wigan town centre is readily accessible for shopping, dining and leisure, while Wigan North Western and Wigan Wallgate railway stations are within easy reach, providing useful connections for commuters and further travel across the North West.

Having been the owners' home from new for the past 12 years, this is a property that has clearly been well loved and enjoyed, offering the next owners the opportunity to create their own memories in a welcoming and well-established family home.

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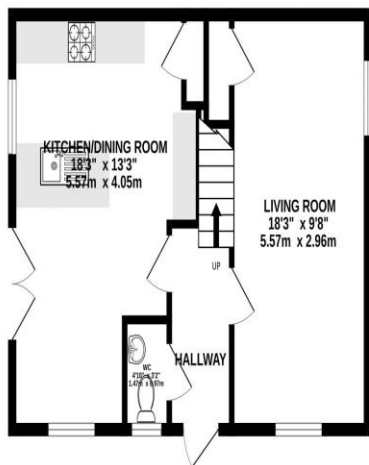
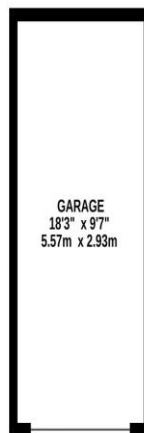


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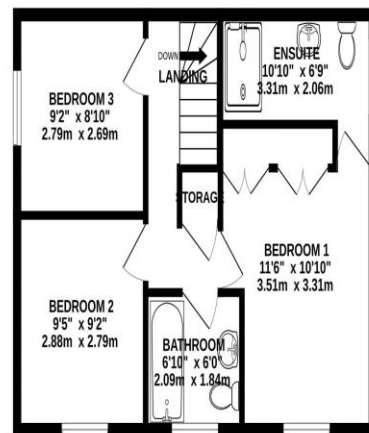


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GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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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