

MORGAN H LEWIS



Asking Price £150,000

Cedar Drive, Wigan WN1 3XQ

- *Popular and Convenient Residential Location
- *Three Well Proportioned Bedrooms
- *Bright Dual Aspect Lounge with Ample Natural Light
- *Private Front and Rear Gardens with Driveway Parking
- *Excellent Potential for Modernisation and Personalisation
- *Ideal Purchase for First Time Buyers, Downsizers or Investors

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Perfectly suited to first-time buyers, downsizers, or investors looking for a property with excellent potential, this home is ideally positioned within the ever-popular suburb of Whelley. The location offers superb day-to-day convenience, with Wigan town centre, excellent transport links, reputable schools, shops, and a range of local amenities all within easy reach. For those who enjoy the outdoors, Haigh Hall Country Park and its surrounding woodland and countryside walks are just a short distance away, providing the perfect balance between town and green space.

The accommodation briefly comprises an entrance hallway leading through to a bright dual-aspect lounge, offering plenty of natural light and ample space for both living and dining furniture. The fitted kitchen features a range of wall and base units, together with complementary work surfaces and space for essential appliances, whilst also providing access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, two of which benefit from fitted storage cupboards or wardrobes, making the space both practical and versatile. Completing the internal accommodation is a shower room fitted with a walk-in shower, hand wash basin, and WC.

Externally, the property occupies a private plot with gardens to both the front and rear, offering excellent potential for landscaping or outdoor entertaining. A driveway provides off-road parking for added convenience.

Requiring a degree of modernisation throughout, this property presents a fantastic opportunity for buyers looking to personalise a home to their own taste and standards, whilst adding further value over time.

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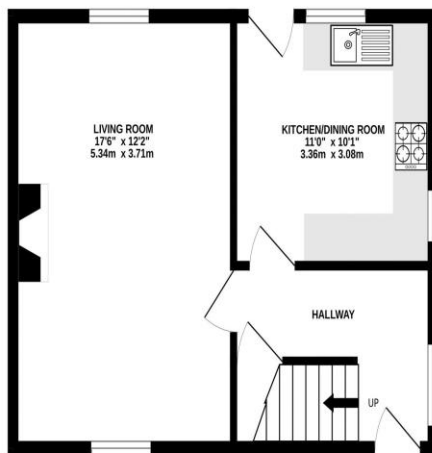


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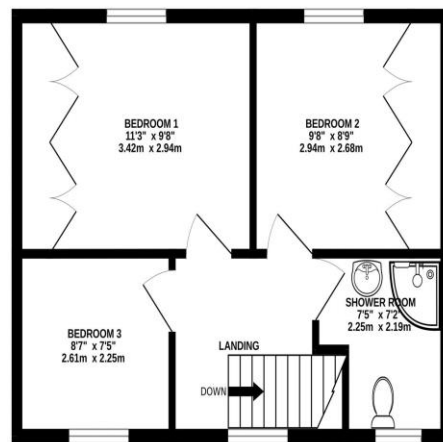


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GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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