

# MORGAN H LEWIS



Asking Price £225,000

**Ruskin Crescent, Wigan WN2 5PX**

- \*Deceptively Spacious Dormer Bungalow
- \*Flexible Three/Four Bedroom Layout
- \*Two Double Bedrooms to Ground Floor
- \*Large Driveway with Off-Road Parking
- \*Private and Manageable Rear Garden
- \*NO CHAIN

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Now available for sale, this deceptively spacious three/four bedroom dormer bungalow is located along the popular Ruskin Crescent, well positioned for access to both Wigan and Ashton town centres.

The accommodation begins with a welcoming entrance hallway, with stairs rising to the first floor and access to a downstairs WC. The living room is situated to the front of the property and is centred around a gas fireplace, with natural light drawn in through a large picture window. To the rear, the kitchen offers a generous space with room for a dining table, along with the benefit of a built-in pantry. Completing the ground floor are two well-proportioned double bedrooms.

To the first floor are two further bedrooms. The main bedroom is particularly spacious and benefits from access to a large eaves storage area, which offers potential to be converted into an ensuite or walk-in wardrobe if required. The fourth bedroom is a small single, suitable for a child's room or home office. The family bathroom is fitted with a bath with shower over, WC and vanity basin, and includes a useful storage cupboard which also houses the boiler.

Externally, the property benefits from a large driveway and front garden, providing off-road parking for multiple vehicles and a good degree of privacy. To the rear is a private garden, offering space for outdoor seating and entertaining without being difficult to maintain.

The property has recently been redecorated and fitted with new carpeting throughout. Offered with no onward chain, early viewing is recommended.

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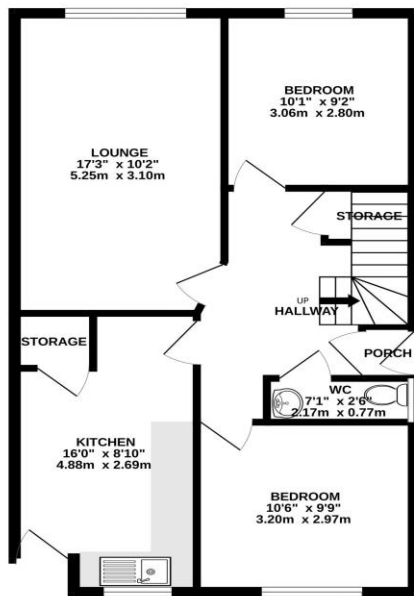
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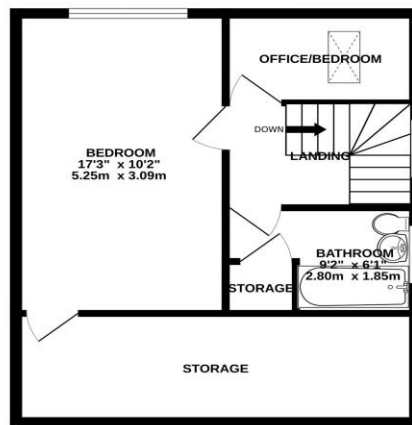


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GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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