

MORGAN H LEWIS



Asking Price £225,000

Trevore Drive, Wigan WN1 2TT

- *Three Storey End Town House
- *Popular Residential Location
- *Walking Distance to Haigh Hall or Standish Centre
- *Easy Access to M6 & M61 Motorways
- *Allocated Parking For Two Vehicles
- *Three Double Beds

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Tucked within a well-regarded and sought after part of Standish, and conveniently close to Haigh Hall, this attractive three-storey home offers generous and carefully arranged accommodation, well suited to modern family living.

The ground floor begins with a welcoming entrance hall, complete with under-stairs storage and a convenient cloakroom. A study to the front provides a flexible space — ideal for home working, reading or a quiet retreat from the main living areas. To the rear, the kitchen is fitted with a range of wall and base units set beneath contrasting worktops, incorporating oven, hob and extractor. There is ample room for day-to-day cooking and gathering, while the adjoining utility room adds valuable additional workspace and practicality, with its own external access.

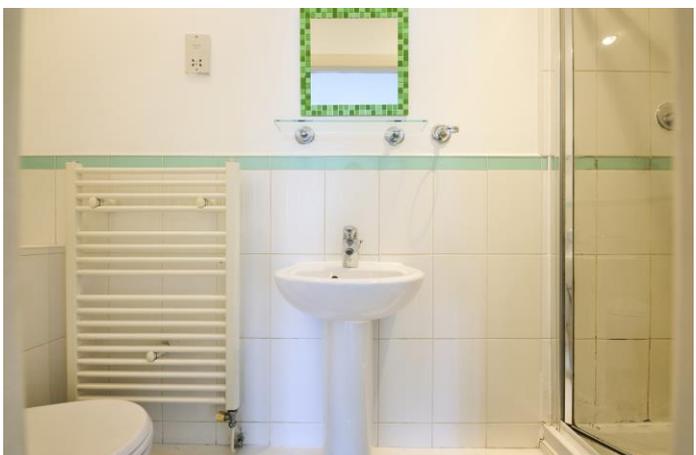
The first floor introduces a lovely sense of balance between rest and relaxation. The lounge, positioned away from the kitchen below, benefits from natural light through windows to the side and rear, creating a comfortable setting for evenings in or time spent with family. Also on this level, the principal bedroom is well proportioned and enjoys the added convenience of a private en-suite shower room.

On the second floor, two further bedrooms offer versatility for growing families, guests or hobbies, served by a neatly appointed family bathroom with bath and shower over.

Externally, the property continues its theme of ease and practicality, with low maintenance gardens to both the front and rear. Two parking spaces are located at the rear of the home, completing the picture.

Altogether, a thoughtfully laid out and inviting home, offering space, flexibility and a setting that remains consistently popular.

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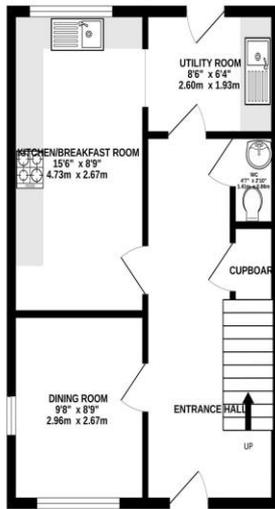


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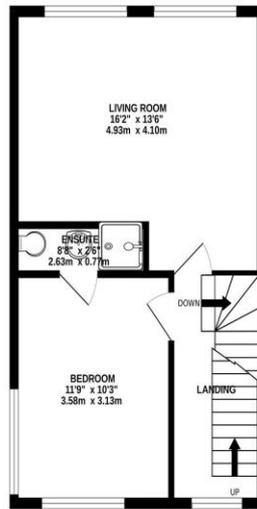


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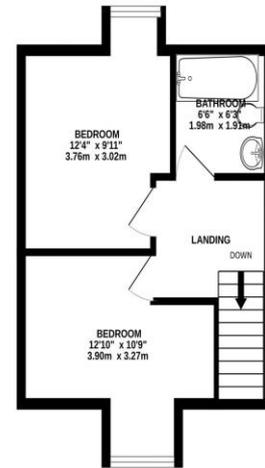
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 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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