

MORGAN H LEWIS



Offers in the Region of £149,950

Beech Hall Street, Wigan WN6 7HX

*Well Presented Terraced House

*Situated in the Heart of Springfield

*Two Double Bedrooms and Two Reception Rooms

*Extended Re-Fitted Kitchen

*Good Sized Low Maintenance Rear Garden

*NO ONWARD CHAIN

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Morgan H Lewis are pleased to bring to market this attractive period terraced home, well located in the ever-popular area of Gidlow.

The property enjoys a central position with everyday amenities close at hand — local shops and well-regarded schools are within walking distance, while Mesnes Park and Wigan Town Centre can be reached with ease.

The house itself is presented to a very good standard throughout, offering accommodation that is ready for immediate occupation. With double glazing and a recently fitted central heating boiler, it combines the charm of a traditional terrace with the comfort and efficiency expected today.

On the ground floor, the welcoming entrance hall leads to two separate reception rooms — a cosy lounge to the front and a dining room to the rear, perfect for family meals or entertaining. The kitchen has been extended and refitted to provide a bright, modern space with ample storage and work surfaces.

To the first floor there are two generous double bedrooms, each with a light and airy feel, together with a well-appointed bathroom fitted with a white suite and shower over the bath.

Externally, the property is complemented by low-maintenance gardens to both front and rear. The rear garden is not overlooked, offering a private outdoor space that also includes a useful garden shed.

This delightful home would make an ideal choice for a first-time buyer seeking their first step on the ladder, or equally for someone wishing to downsize to a manageable and convenient property.

Viewing is highly recommended to fully appreciate both the setting and the quality of accommodation on offer.

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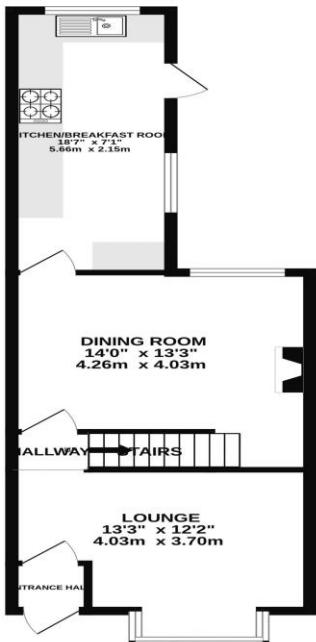


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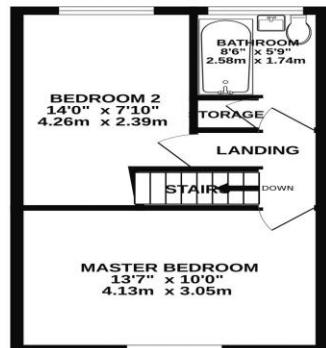


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GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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 inaccuracy. Prospective buyers should satisfy themselves as to the accuracy of the information given. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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