

MORGAN H LEWIS



Asking Price £140,000

Hodges Street, Wigan WN6 7JB

- *Two-Bedroom Mid-Terraced House
- *Spacious Through Lounge/Dining Room
- *First-Floor Shower Room
- *Scope For Modernisation And Improvement
- *Low-Maintenance Rear Garden
- *Garage & Driveway

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An excellent opportunity to acquire this two-bedroom, garden fronted mid-terraced property, offering well-proportioned accommodation and plenty of scope for the new owner to modernise and create a home to their own taste.

The ground floor comprises a spacious through lounge/dining room, providing a versatile living and entertaining space, together with a separate well presented kitchen including integrated double oven and hob.

To the first floor are two well-proportioned bedrooms and a shower room, offering a practical and traditional layout. Externally, the property benefits from a small front garden.

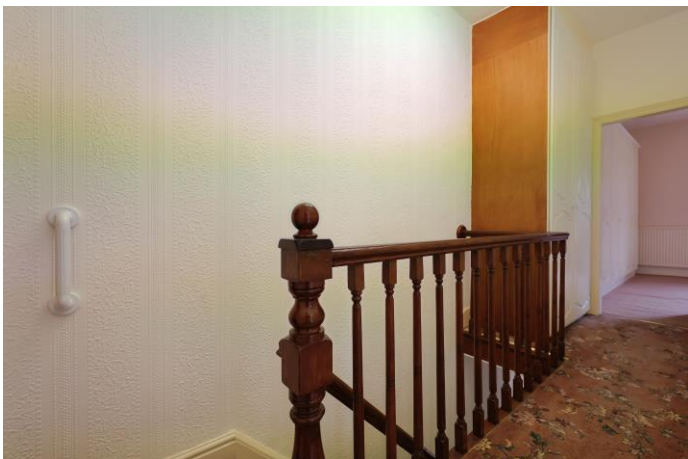
To the rear is a low-maintenance garden/yard, offering an easy-to-manage outdoor space with direct access to the garage and gated access to the driveway.

Situated on Hodges Street in Wigan, the property is conveniently positioned for a range of local amenities and everyday conveniences. The surrounding area provides access to shops, schools, local services and public transport links, while Wigan town centre is within easy reach, offering a wider selection of shopping, leisure and dining facilities.

The location also provides convenient access to the local road network, making it well placed for commuting to surrounding areas.

Offering a combination of well-proportioned accommodation, useful outside space, a garage and driveway, this property represents an attractive opportunity for first-time buyers, investors or those looking for a home with potential.

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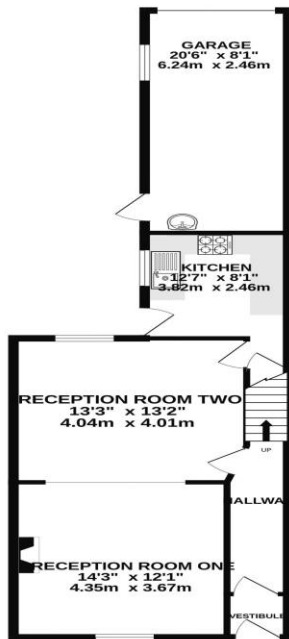


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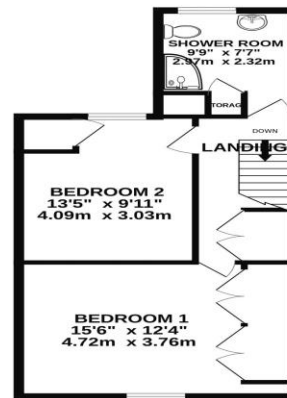


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GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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