

# MORGAN H LEWIS



**Offers in Excess of £220,000**

**Petticoat Lane, Wigan WN2 2LQ**

- \*Individually Designed Detached Home
- \*Driveway Parking
- \*Ensuite Bathroom
- \*Three Great Bedrooms
- \*Walking Distance to Walmsley Park
- \*Excellent Commuter Links

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Now available for sale this deceptively spacious three bedroom detached home is perfect for young and growing families. Built circa 1993 and situated along Petticoat lane, within walking distance of Walmsley park as well as within easy reach of the M6 motorway and excellent rail links to Manchester and Liverpool.

This individually designed home is briefly comprised of; an enclosed porch leading into a spacious entry hall with stairs rising to the first floor as well as a downstairs w.c., double doors lead into the spacious dual aspect living diner with French doors leading out to the garden. To the rear of the home is a well proportioned kitchen, which also provides access to the rear garden.

To the first floor, three excellent bedrooms all of which are spacious, the master bedroom to the front of the home, which is a lovely bright space, with the added benefit of an ensuite. The further two bedrooms are both generous and the family bathroom is particularly spacious comprising of bath, separate shower enclosure, w.c. and basin.

Externally, the property benefits from driveway parking and a front garden, and to the rear a private, low maintenance, rear garden with raised patio – perfect for enjoying the summer months.

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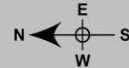
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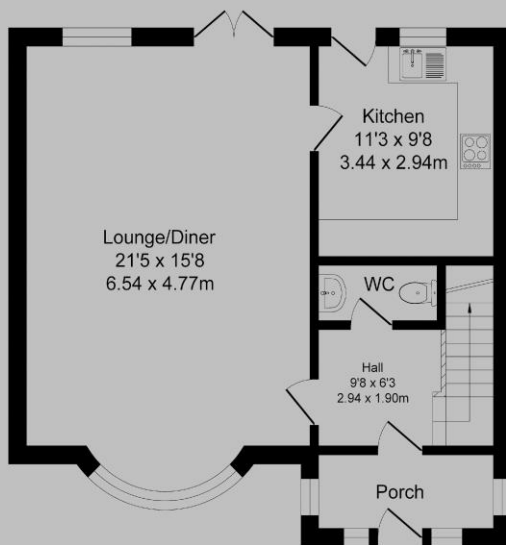
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## Petticoat Lane

Total Approx. Floor Area 1163 Sq.ft. (108.1 Sq.M.)

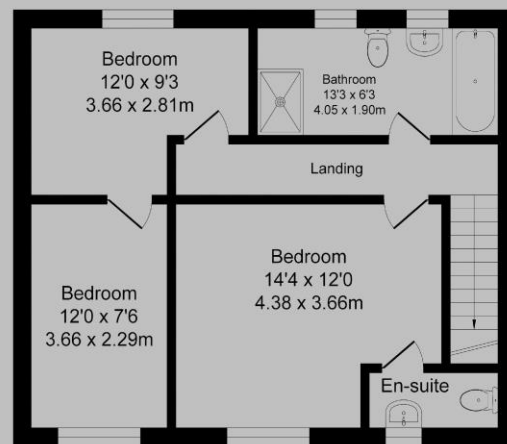


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor  
Area 610 Sq.Ft  
(56.7 Sq.M.)



First Floor

Approx. Floor  
Area 553 Sq.Ft  
(51.4 Sq.M.)