

MORGAN H LEWIS



Asking Price £115,000

Sandstone Road, Wigan WN3 6TW

*Ground Floor Flat

*Within Walking Distance of Winstanley's Shops, Schools and Transport Links

*No Onward Chain

*Off Road Parking

*Well Maintained Shared Gardens

*Peaceful Setting

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Situated in the ever-popular residential area of Winstanley, this well-kept ground floor apartment enjoys a slightly set back position from the road, giving it a quieter feel while remaining convenient for local amenities, public transport links and nearby motorway access.

The property has been clearly well cared for over the years and is presented in immaculate condition throughout, offering comfortable, ready-to-move-into accommodation. It benefits from its own private entrance leading into a welcoming hallway, which provides access to main living space. To the front, there is a good-sized lounge/sitting room with pleasant outlook, creating a bright and relaxed living space.

The fitted kitchen/dining room offers a range of units, cooker and hob, along with space for a dining table and chairs. It is in excellent condition and has been very well maintained. The bathroom is centrally located and comprises an enclosed shower, W/C and wash basin. To the rear, the property features a generous double bedroom overlooking the communal gardens, offering a lovely aspect as well as a quiet place to relax and has the added benefit of built in storage.

Externally, there are well-kept communal lawned gardens to both the front and rear, along with an allocated off-road parking space. We are advised by the current owners that there are no service charges or ground rent.

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GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

