

# MORGAN H LEWIS



Asking Price £120,000

**Darlington Street East, Wigan WNI 3EU**

- \*No Onward Chain
- \*Two Good Bedrooms
- \*Traditional End Terraced Home
- \*Walking Distance to Wigan Centre
- \*Excellent Buy To let
- \*Recently Decorated

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Now available for sale, this traditional two-bedroom end-terraced home is situated along Darlington Street East, conveniently placed for Wigan town centre and its wide range of shops, amenities, restaurants, and leisure facilities. The property is also well positioned for commuters, with rail links to Manchester and Liverpool within easy reach, as well as straightforward access to the M6 and M61 motorways, making travel across the region simple and convenient.

The accommodation on offer is briefly comprised of a spacious living room, which provides a welcoming main reception space and features stairs rising to the first floor along with useful under-stairs storage. The kitchen is positioned to the rear of the property and offers a practical layout with space for appliances, as well as providing direct access out to the rear yard.

To the first floor, arranged around a good-sized landing, are two well-proportioned double bedrooms, both offering comfortable accommodation and ample natural light. Completing the first floor is the family bathroom, which is fitted with an enclosed shower, W/C, and wash basin.

Externally, the property is pavement fronted, featuring attractive stone detailing surrounding the entrance which adds to its traditional character. To the rear is an enclosed yard, providing a low-maintenance outdoor space.

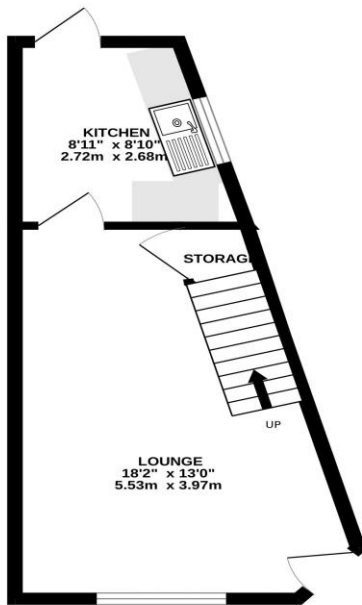
The property is offered for sale with no onward chain, presenting an excellent opportunity for a range of buyers including first-time purchasers, small families, and buy-to-let investors seeking a property in a convenient and well-connected location.

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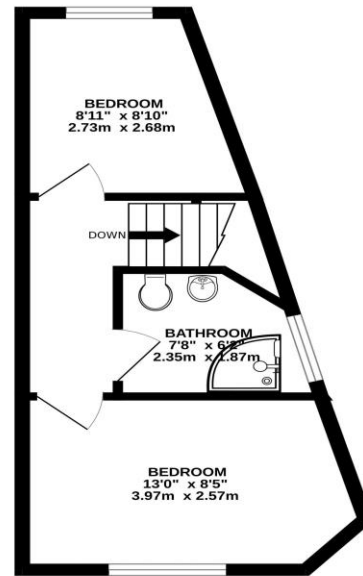


# MORGAN H LEWIS

GROUND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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