MORGAN H LEWIS

Offers in Excess of £160,000

Ruskin Crescent, Wigan WN2 5PX

*Well-maintained two-bedroom semi-detached bungalow

*Spacious lounge with feature fireplace

*Kitchen/dining room with traditional-style fitted units

*Shower room fitted with a three-piece suite

*Low-maintenance rear garden with patio area and detached garage

*Driveway parking with attractive lawned front garden and planted borders

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Situated in a popular residential area of Abram, this well-maintained two-bedroom semi-detached bungalow offers comfortable and versatile living accommodation, ideal for a range of buyers. Conveniently located close to local shops, schools and everyday amenities, the property also benefits from excellent transport links to nearby towns including Wigan and Leigh, with easy access to the M6 and M61 motorway networks, making it ideal for commuters.

The property welcomes you with an inviting hallway leading through to a spacious lounge featuring a charming gas fireplace set within an attractive brick surround, creating a warm and cosy focal point. The kitchen/dining area is fitted with a range of traditional-style wall and base units complemented by decorative tiled splashbacks and neutral décor throughout. A rear-facing window overlooks the garden, while there is ample space for a dining table and direct access out to the rear garden, making it perfect for both everyday living and entertaining.

There are two well-proportioned bedrooms, both offering plenty of natural light and flexible space for use as comfortable sleeping accommodation, a guest room or even a home office if required. The shower room is fitted with a three-piece suite comprising a shower enclosure, wash hand basin and WC, complemented by tiled walls for a clean and practical finish. The bungalow has been lovingly maintained throughout, offering buyers a property that is ready to move straight into while still providing scope to personalise over time.

Externally, the property continues to impress with a generous low-maintenance rear garden featuring a paved patio seating area, raised stone borders with established planting, and a detached garage. A gate provides access to the front driveway and lawned garden with planted borders, further enhancing the home's kerb appeal.

Early viewing is highly recommended to appreciate all this lovely bungalow has to offer.

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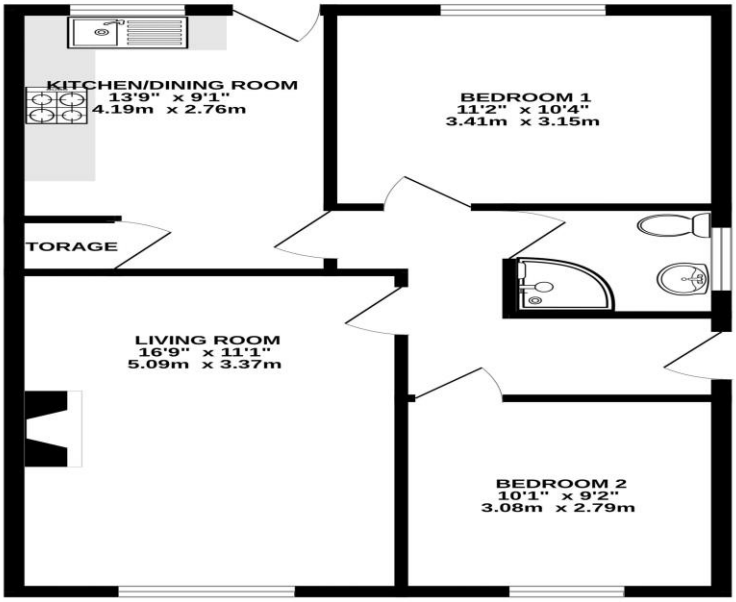
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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 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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