

MORGAN H LEWIS



Asking Price £145,000

Sycamore Avenue, Wigan WN6 8NH

- *Three Bedroom Semi Detached
- *Requires Refurbishment Throughout
- *Good Sized Living Room with Feature Fireplace
- *Separate Kitchen with Direct Access to the Garden
- *Generous Plot with a Large Garden

MORGAN H LEWIS



MORGAN H LEWIS

A three-bedroom semi-detached home situated on Sycamore Avenue in the popular Beech Hill area of Wigan. The property is in need of refurbishment throughout and presents an excellent opportunity for a buyer looking to modernise a home to their own taste.

The location is particularly convenient, with a good range of local shops and amenities close by, together with excellent public transport and commuter links. For those who enjoy the outdoors, the property is also within walking distance of the countryside and woodland walks around Standish Wood Lane.

Internally, the accommodation begins with an entrance hallway leading into a good-sized living room with a feature fireplace. To the rear is a separate kitchen with access directly onto the garden. Upstairs are three bedrooms together with the family bathroom. The bedrooms offer good proportions and plenty of scope to create comfortable family accommodation.

Externally, the property occupies a generous plot, with a large garden and gated frontage providing plenty of outside space. The rear garden is also a particularly good size and offers considerable potential for landscaping and improvement.

With its generous plot, three-bedroom accommodation and convenient location, Sycamore Avenue is a great opportunity for anyone looking for a property they can refurbish and make their own.

MORGAN H LEWIS

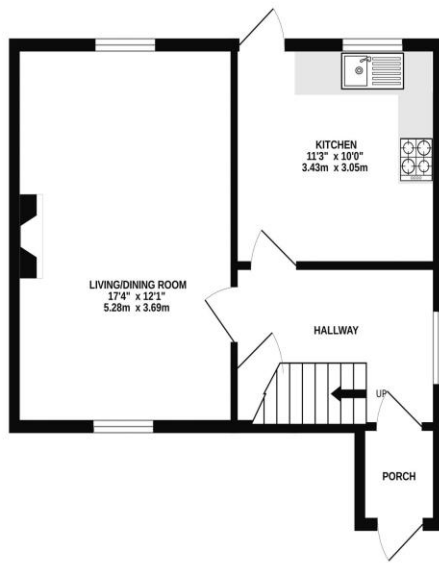


MORGAN H LEWIS

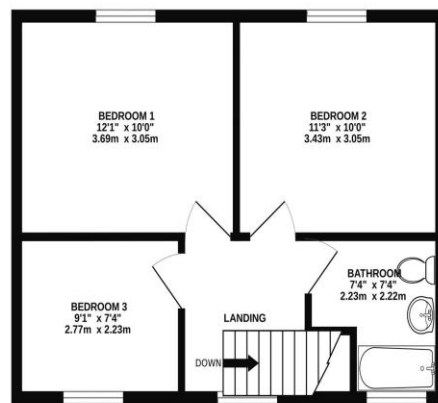


MORGAN H LEWIS

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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.
Made with Metropix ©2026