

MORGAN H LEWIS

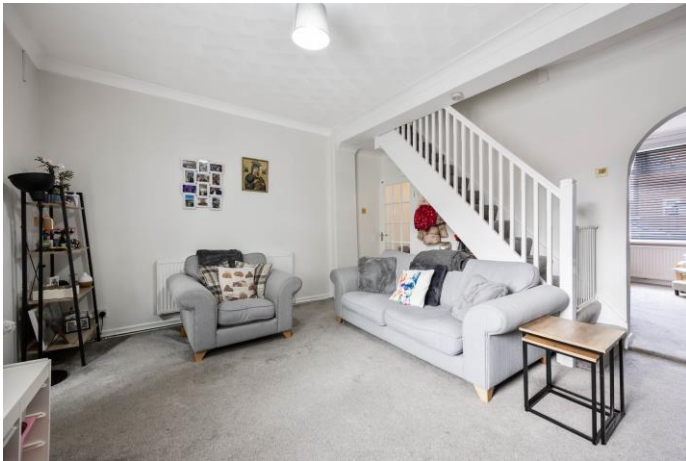


Asking Price £150,000

Newman Avenue, Wigan WN6 7RE

- *Perfect Starter Home or Buy to Let
- *Two Generous Bedrooms
- *Two Reception Rooms
- *Fitted Kitchen
- *Walking Distance to Wigan Centre & Mesnes Park
- *Excellent Commuter Links

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Situated on Newman Avenue in the popular Springfield area of Wigan, this well-presented two-bedroom terraced home offers spacious accommodation with two separate reception rooms and a good-sized kitchen.

The property opens into an entrance hallway which leads through to the rear reception room, a generous main living space with a feature fireplace and stairs rising to the first floor. From here, there is access into the separate front living room, another good-sized reception room which could equally work well as a dining room, playroom or home office.

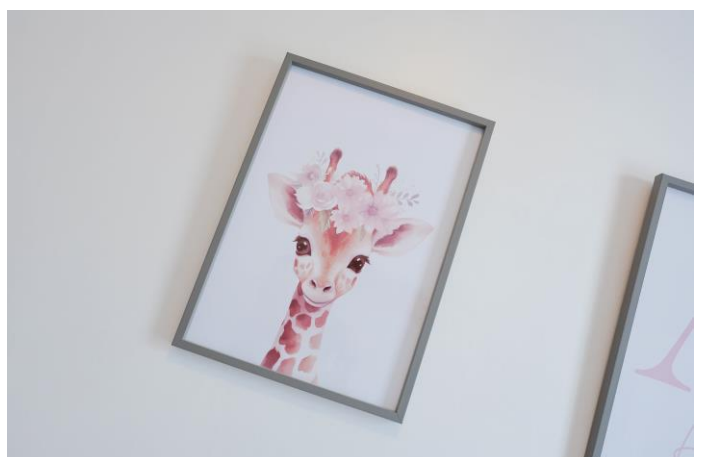
To the rear is a fitted kitchen with a range of white shaker-style units, contrasting worktops and tiled splashbacks, with space for appliances and access out to the courtyard.

Upstairs, there are two well-proportioned bedrooms, with the main bedroom being particularly spacious and benefiting from two windows. The family bathroom is also a good size and is fitted with a white suite including a bath with shower over.

Outside, the property has an enclosed, low-maintenance courtyard garden to the rear with gated access. Newman Avenue is conveniently placed for local shops, schools and transport links, while Wigan town centre and Mesnes Park are both within easy reach.

A well-cared-for home offering plenty of living space and likely to appeal to first-time buyers, young families and investors.

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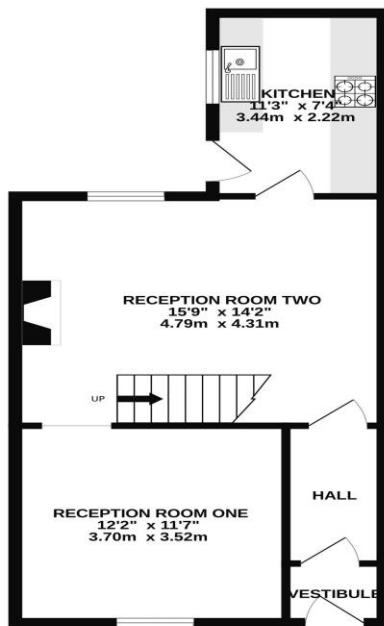


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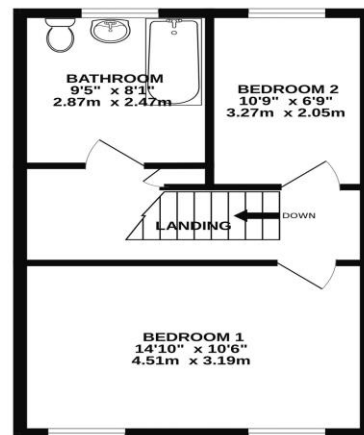


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GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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