

MORGAN H LEWIS



Asking Price £190,000

Kingsdown Road, Wigan WN2 5RN

- *Three Bedroom Semi-Detached Family Home
- *Shaker Style Kitchen With Quartz Worktops
- *Modern Family Bathroom Refitted Two Years Ago
- *Conservatory Overlooking Landscaped Rear Garden
- *Driveway Parking and Attractive Kerb Appeal
- *Hive Smart Heating, Ajax Security System and Ring Doorbell

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Situated within a popular and well-established residential area of Abram, this beautifully presented three-bedroom semi-detached home offers stylish, modern living throughout and is ideal for first-time buyers, young families, or those looking for a home ready to move straight into. The property enjoys a convenient position with easy access to local schools, everyday amenities, countryside walks, and excellent transport links into Wigan, Leigh and the surrounding areas, making it perfectly suited to modern family life.

The accommodation begins with a welcoming entrance porch leading into a bright and comfortable lounge, featuring a contemporary fireplace that creates an attractive focal point and a cosy space to relax at the end of the day. To the rear, the kitchen/dining room has been thoughtfully updated within the last 18 months and boasts quality shaker-style cabinetry, luxurious quartz worktops, stylish tiled splashbacks, and an induction hob. The dedicated dining area provides the perfect setting for family meals, weekend brunches, or entertaining guests, while doors lead through to the conservatory, creating an additional reception space that overlooks the garden and seamlessly connects indoor and outdoor living.

To the first floor, there are two well-proportioned double bedrooms alongside a third bedroom, ideal as a nursery, child's room, home office or dressing room. The modern family bathroom, refitted approximately two years ago, has been finished to a high standard with contemporary black accent fittings, fully tiled walls and flooring, a vanity unit incorporating the WC and wash hand basin, and a panelled bath with overhead shower.

Externally, the property continues to impress. The rear garden is well maintained and arranged over two levels, offering a wonderful space for both relaxation and entertaining. The upper level features a lawned garden with attractive planted borders, while the lower patio area provides the perfect spot for summer barbecues, outdoor dining, or simply enjoying the warmer months. To the front, a neat garden and private double driveway provide excellent kerb appeal and off-road parking.

Further benefits include a new boiler installed approximately three years ago, replacement windows and doors fitted within the last three years, new blinds throughout, a composite front door, Hive smart heating system, Ajax security system, and a wired Ring doorbell, offering both comfort and peace of mind.

Combining stylish interiors, quality upgrades and a convenient location, this superb home presents an excellent opportunity for buyers seeking a property that balances modern living with a welcoming community setting. Early viewing is highly recommended to fully appreciate everything this home has to offer.

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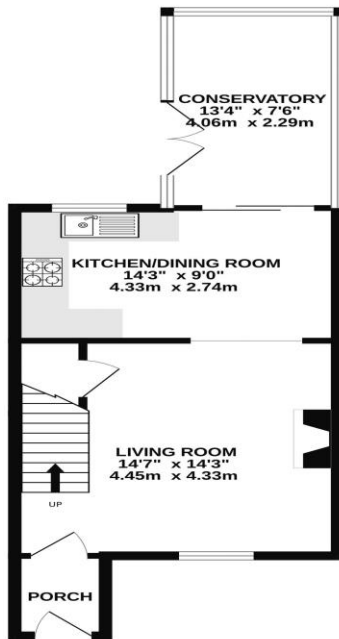


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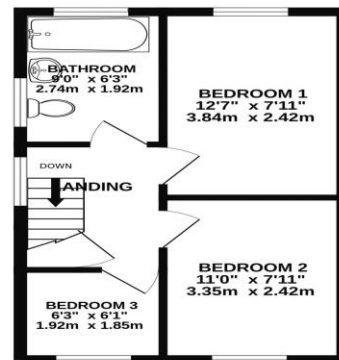


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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 specifications shown have not been tested and no guarantee as to their operability or efficiency can be given.
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