

MORGAN H LEWIS



Asking Price £120,000

Spencer Road, Wigan WNI 2QR

- *Ground Floor Flat
- *Two Excellent Bedrooms
- *Well Cared For Communal Gardens
- *Excellent Buy To Let
- *No Onward Chain
- *Walking Distance To Haigh Hall

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This two-bedroom ground floor apartment offers well-proportioned and comfortable accommodation in a convenient area of Wigan. The property is well maintained and provides a practical layout suited to a range of buyers, including first-time purchasers, investors, or those looking to downsize.

Accessed via its own private entrance, the apartment opens into a spacious hallway and access through to the main living spaces. The lounge is a good-sized room with French doors leading directly out to the lovely communal garden areas, providing a pleasant outlook and easy access to outdoor space.

The accommodation is well balanced throughout. The main bedroom is a comfortable double, looking out over the well kept gardens. The second bedroom is also a double room, suitable for guests, a home office, or additional living space. The fitted kitchen provides a range of cupboards and work surfaces, offering practical storage and preparation space for everyday use. The bathroom is fitted with a bath with shower over, wash basin, and WC.

The property is in good condition throughout and offers a comfortable home that can be enjoyed as it is, while still allowing scope for future updates if desired.

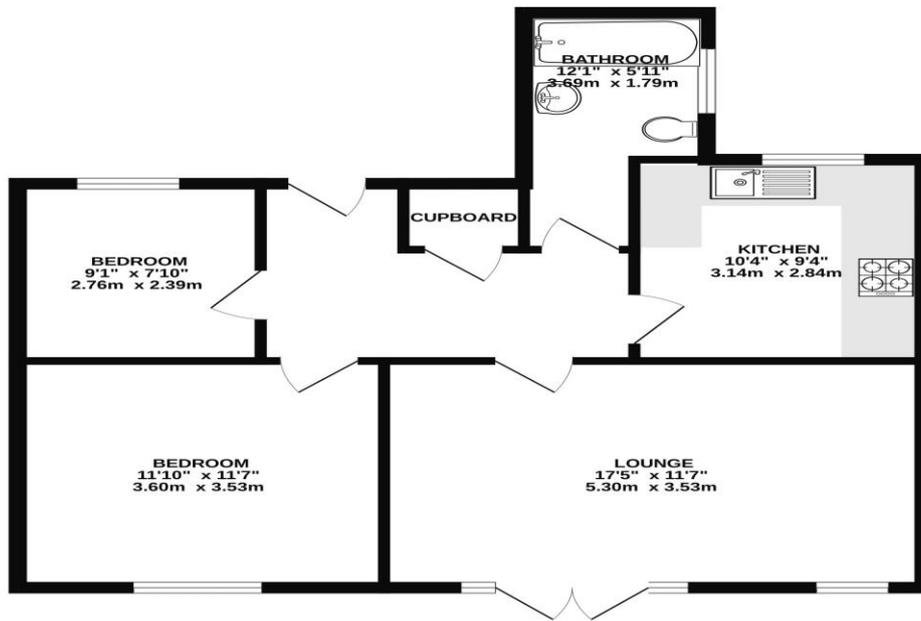
Located in a popular part of Wigan, the apartment is within easy reach of the town centre and a range of local amenities. Haigh Country Estate and Mesnes Park are both nearby, offering attractive green spaces and walking routes. The area is also well served by schools and transport links, with convenient access to the M6 and M61 motorways. The property is offered for sale with no onward chain.

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GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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 capability or efficiency can be given.
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