

MORGAN H LEWIS



Asking Price £110,000

Wigan Road, Wigan WN2 3BU

- *Two Bedroom Terraced House
- *Great Potential to Create a Truly Fabulous Traditional Home
- *Easy Access to the M6 Motorway for Convenient Commuting
- *Garden-Fronted Property Set Back from the Road
- *Good-Sized Rear Yard
- *CHAIN FREE

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Now available for sale with no onward chain! Situated along the popular Wigan Road, walking distance to Hindley centre, with its excellent selection of trendy local bars and restaurants, as well as excellent rail links to Manchester and Liverpool, with the M6 in easy reach. Just across the road is the beautiful Amberswood nature reserve.

The property is in need of some modernisation, but has great potential to create a truly fabulous traditional home, or buy to let investment. Upon entry to the property via enclosed porch, the living room is spacious, centred around a large chimney breast with alcove storage and perfectly framed with original coving and ceiling rose. The kitchen diner to the rear is spacious, with lots of potential to create a great family space with the added benefit of a utility space.

To the first floor are two good bedrooms, with the master spanning the width of the property. The bathroom is spacious, currently fitted with shower over bath, w.c. and sink. Externally, the house is garden fronted and set back from the road with a lovely sized rear yard perfect for outdoor entertainment or relaxing.

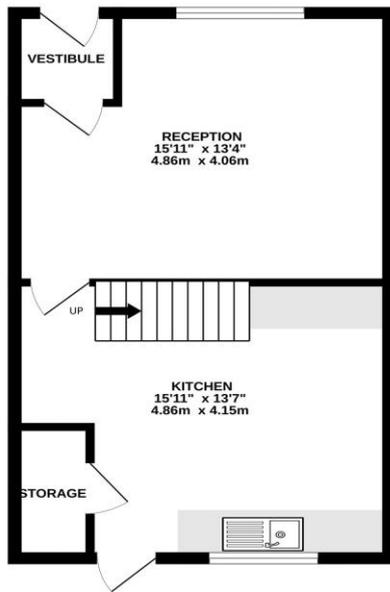
This house has bags of potential, and early viewings are highly recommended to avoid disappointment.

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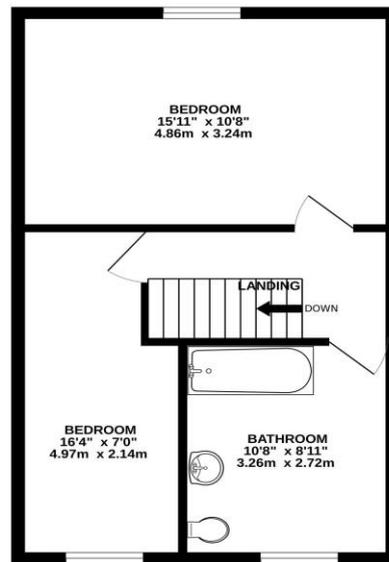


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GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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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