

MORGAN H LEWIS



Asking Price £75,000

St David's Crescent, Wigan WN2 1SN

- *One Bedroomed First Floor Maisonette
- *Private Access
- *Driveway Parking
- *Walking Distance to Local Shops and Amenities
- *Excellent Transport Links
- *Walking Distance to Haigh Hall

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Ideal for first-time buyers, downsizers or buy-to-let investors, this well-presented one-bedroom first floor maisonette offers spacious accommodation, a private entrance and off-road parking, all within a popular residential location close to local amenities and transport links.

The property is ready to move straight into and would make an excellent first home or investment opportunity. Accessed via its own private entrance, the accommodation briefly comprises a welcoming hallway with smart tiling and useful storage, a bright and generously proportioned lounge, a fitted kitchen with ample worktop and cupboard space, a spacious double bedroom and a modern three-piece bathroom fitted with a panelled bath and shower over.

Externally, the property benefits from off-road parking to the front and occupies a pleasant position with open aspects nearby. Conveniently located in the sought-after village of Aspull, there is easy access to local shops, schools, countryside walks in Haigh Hall and excellent transport links including the M61 motorway network, making it ideal for commuters.

Whether you're taking your first step onto the property ladder, looking to downsize into a low-maintenance home, or searching for a ready-to-let investment, this superb maisonette is sure to appeal.

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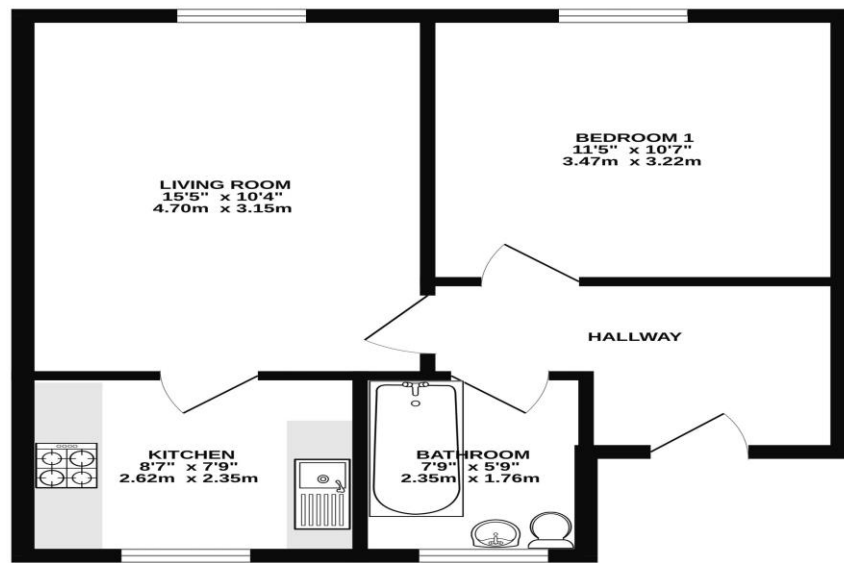


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FIRST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 455 sq.ft. (42.2 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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