

MORGAN H LEWIS



Asking Price £175,000

Howden Drive, Wigan WN3 5JT

- *Two Bedroom Semi Detached Dormer Bungalow
- *Full Modernisation and Refurbishment Required
- *Two Reception Rooms plus Conservatory
- *Front and Rear Gardens
- *Driveway and Lean to Carport
- *Rear Summer House with Excellent Potential
- *NO UPWARD CHAIN

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A fantastic opportunity to acquire a two-bedroom semi-detached dormer bungalow on the popular Howden Drive, Wigan, offering generous and versatile accommodation with considerable potential.

Requiring full modernisation throughout, this property is ideally suited to buyers looking for a project with the opportunity to create a contemporary home to their own specification. The existing layout provides a great foundation, with well-proportioned accommodation arranged over two floors.

On the ground floor, the property comprises an entrance hallway, two separate reception rooms, a kitchen, shower room and a useful conservatory overlooking the rear garden. The flexible arrangement offers plenty of scope for a purchaser to remodel and modernise the space to suit modern family living.

To the first floor are two bedrooms, with both rooms benefiting from useful eaves storage, providing additional space for belongings and helping to maximise the practical living accommodation.

Externally, the property sits on a good plot with gardens to both front and rear. To the front, a driveway provides off-road parking and benefits from gated access leading to a lean-to carport, offering valuable covered parking or storage.

To the rear is a garden with a detached summer house, providing excellent potential for a home office, hobby room or additional recreational space, subject to any required permissions.

Situated on Howden Drive, Wigan the property is within the Worsley Mesnes area and benefits from a residential setting with local amenities and transport links nearby. Wigan town centre is also within easy reach, while the nearby road network provides convenient access to surrounding areas.

With its dormer-style accommodation, two reception rooms, gardens, driveway, carport and summer house, this property offers an exciting blank canvas for those looking to renovate and create a home with their own stamp. Early viewing is strongly recommended to fully appreciate the accommodation, plot and potential on offer.

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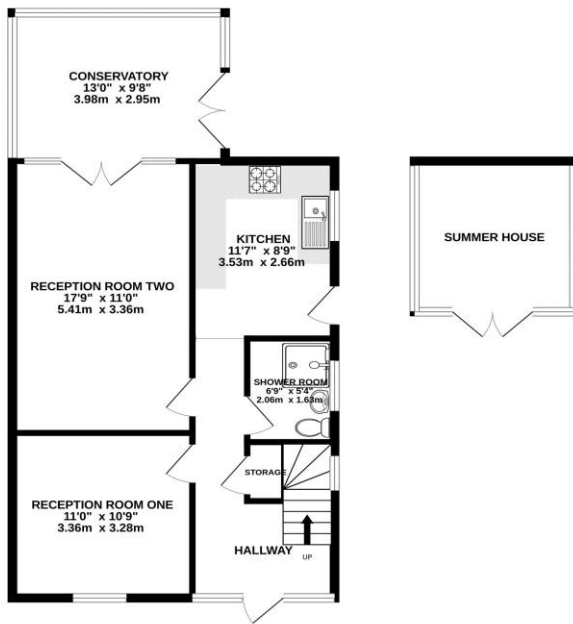


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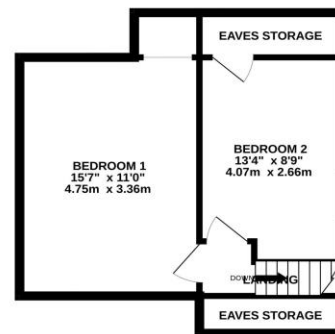


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GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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