MORGAN H LEWIS



Offers Over £175,000

Stirling Street, Wigan WN1 2HJ

*Three-Bedroom End Of Terrace Home

*Beautifully Presented Throughout

*Two Spacious Reception Rooms

*Modern Fitted Kitchen

*Ground Floor WC

*Contemporary Low-Maintenance Rear Yard

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A beautifully presented three-bedroom end-of-terrace home, offering deceptively spacious accommodation, a practical layout and a stylish, modern feel throughout. This attractive property is an ideal choice for first-time buyers, couples or growing families, combining traditional accommodation with contemporary touches and a welcoming atmosphere.

Upon entering, the hallway provides access to the principal reception room, a lovely front-facing lounge featuring a bay-style window arrangement which allows plenty of natural light to fill the space. Moving through the property, the second reception room offers further versatility and would make an ideal dining room, family room or additional sitting area. Positioned towards the rear, the kitchen is fitted with a range of units and provides a practical space for everyday cooking, with access out to the rear yard. A useful ground-floor WC completes the downstairs accommodation.

To the first floor, the landing leads to three well-proportioned bedrooms, comprising two comfortable double bedrooms and a third bedroom which would make an ideal child's room, nursery or home office. The family bathroom is also located on this floor and is fitted with a three piece suite and stylish black accents.

Externally, the property benefits from a low-maintenance rear yard which has been given a contemporary finish, incorporating artificial grass and attractive slatted wall panelling to create a smart and inviting outdoor space – perfect for enjoying a little fresh air without the upkeep of a larger garden.

The location is another real advantage, situated within the popular Swinley area of Wigan, where a variety of local shops, cafés and eateries are within easy reach. Wigan town centre is also conveniently accessible, offering a wider selection of shopping, leisure and everyday amenities, together with excellent transport connections from Wigan Wallgate and Wigan North Western railway stations. For those who enjoy a little outdoor space, the beautiful Mesnes Park is nearby, providing lovely green surroundings for a walk or some time outdoors.

Offering approximately 1,011 sq. ft. of accommodation, this is a lovely home which combines generous living space, a practical three-bedroom layout and a contemporary finish, making it an appealing opportunity for a range of buyers. Early viewing is highly recommended.

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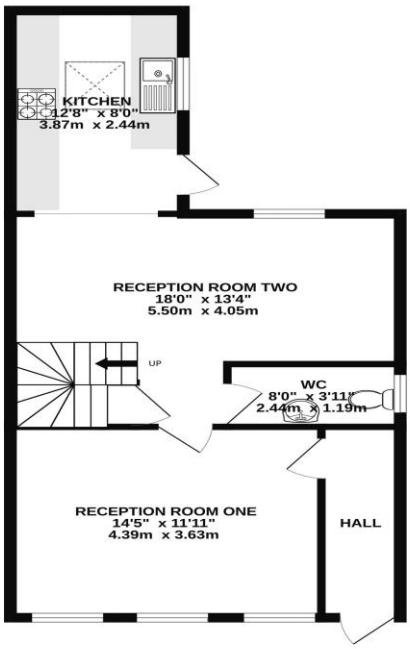




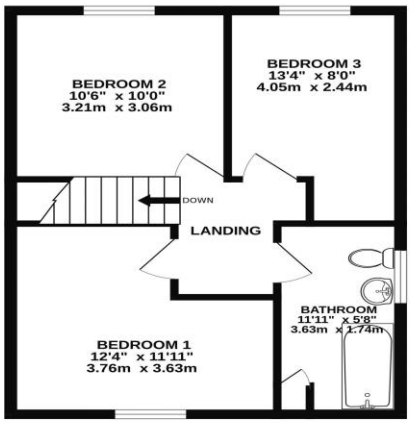


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GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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