

MORGAN H LEWIS



Asking Price £110,000

Ormskirk Road, Wigan WN5 9DG

- *No Onward Chain
- *Well Positioned for Wigan Centre and M6 & M58 Motorways
- *Freshly Decorated and Carpeted
- *Walking Distance to Local Schools and Shops
- *Two Excellent Bedrooms
- *Perfect Starter Home or Investment

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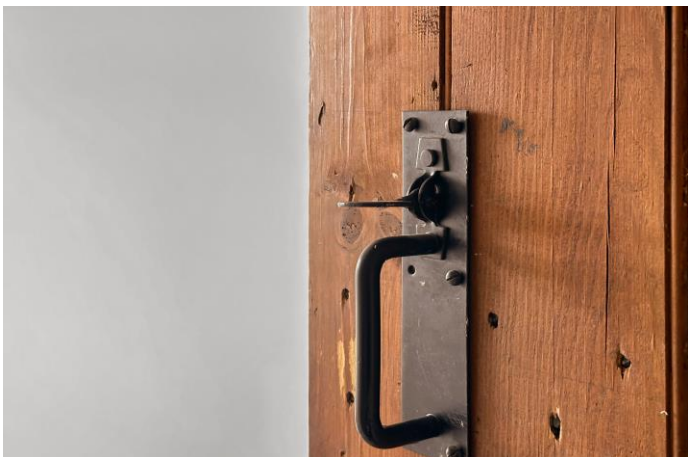
Now available with no onward chain, positioned conveniently along Ormskirk Road, just a short walk to excellent local schools, shops and amenities as well as within easy reach of Wigan Centre and the M6 & M58 Motorways.

Benefitting from new carpets and paintwork throughout, this home is well presented and perfect for first time buyers, downsizers and investors. This traditional terraced home is garden fronted, with the accommodation on offer briefly comprising of; entrance vestibule leading into the delightful front living room, a large window floods this room with natural light and a lovely exposed fireplace adds a lovely country charm. To the rear of the property a large living/dining space, with staircase leading to the first floor and French doors opening up to the rear yard. The kitchen is situated to the rear of the property and is in working order, with oven, hob and a range of wall and base units.

To the first floor, situated around a good landing are two excellent bedrooms, with the master bedroom spanning the full width of the property and featuring a lovely original cast iron fireplace. The family bathroom is spacious, with shower over bath, w.c. and basin.

Externally the property benefits from a private rear yard, with access to the rear path for bins. Early viewings are recommended on this delightful traditional home.

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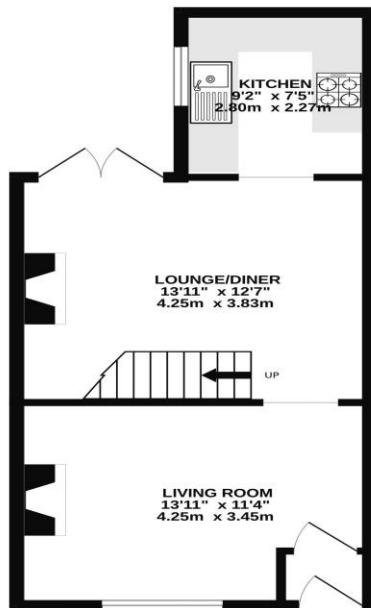


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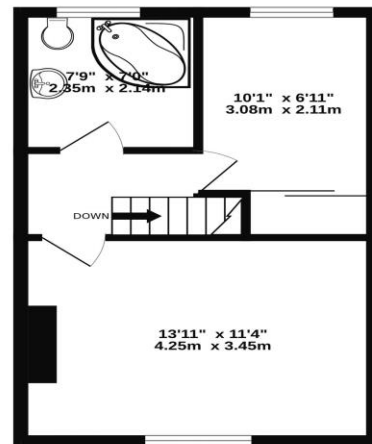


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GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.6 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 operability or efficiency can be given.
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