

MORGAN H LEWIS



Asking Price £185,000

Richards Road, Wigan WN6 0QU

- *Three Bedroom Semi Detached Home
- *Fantastic Potential
- *Generous Plot
- *Close to Excellent Local Schools and Amenities
- *Easy Access to M6 Motorway

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Now available for sale, with no onward chain, Richards Road is brimming with potential, well placed with a generous plot.

The accommodation on offer is briefly comprised of; a welcoming and spacious hallway, with stairs leading to the first floor, a dual aspect lounge and diner, which spans the length of the property, with a bay window to the front and sliding glass doors leading into the spacious conservatory. The Kitchen is situated to the rear of the property, with a range of wall and base units and doorway out to the rear garden.

To the first floor are three excellent bedrooms, two generous doubles with the master benefitting from fitted wardrobes and a single bedroom to the front, again with built in storage. The shower room completes the first floor, with enclosed shower, basin and w.c.

Externally this property is driveway and garden fronted, with off road parking and to the rear a spacious rear garden, which is lovely and private, well established, with well stocked borders and hedges.

Although this property is in need of refurbishment, it offers a fabulous blank canvas in a great location to create a wonderful family home.

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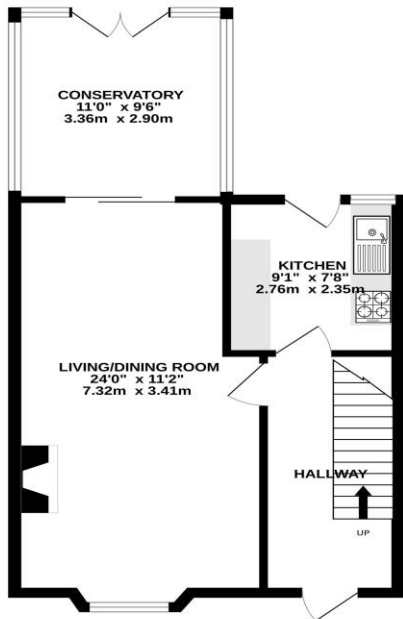


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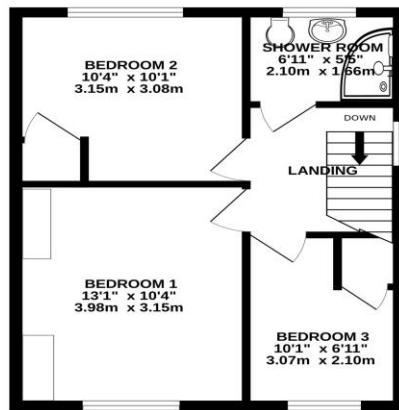


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GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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