

# MORGAN H LEWIS



Asking Price £125,000

**Poolstock Lane, Wigan WN3 5DY**

- \*Spacious Three-Bedroom Mid-Terrace Home
- \*Two Generous Reception Rooms
- \*Neutral Décor Throughout with Excellent Potential
- \*Fitted Kitchen with Integrated Oven and Hob
- \*Enclosed Low-Maintenance Rear Yard
- \*Convenient Location Close to Amenities and Transport Links

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Located along the ever-popular Poolstock Lane, this attractive three-bedroom mid-terrace property offers spacious accommodation, excellent convenience, and fantastic potential for buyers looking to create a home of their own. Ideally positioned within easy reach of Wigan Town Centre, the property enjoys access to a wide range of local amenities, schools, shops, supermarkets, and transport links, including nearby motorway networks and rail connections, making it ideal for commuters and growing families alike.

Offered with neutral décor throughout and vacant possession, the property presents a superb blank canvas ready for a new owner to put their own stamp on it. The accommodation briefly comprises an entrance vestibule leading into two spacious and versatile reception rooms, providing ample space for both comfortable family living and entertaining guests. Large windows allow plenty of natural light to flow through the home, creating a bright and welcoming atmosphere.

To the rear, the fitted kitchen offers a range of wall and base units with complementary work surfaces, a stainless steel sink, integrated oven and hob with stainless steel extractor fan overhead, and direct access out to the rear yard. The layout offers practicality and scope for modernisation or personalisation if desired.

To the first floor, the property benefits from two well-sized double bedrooms along with a further single bedroom, ideal as a child's room, nursery, dressing room, or home office. The family bathroom is fitted with a white three-piece suite comprising a panelled bath with overhead shower, pedestal wash hand basin, and WC.

Externally, there is an enclosed rear yard providing a low-maintenance outdoor space perfect for outdoor seating or additional storage. Combining generous living space, a convenient location, and excellent potential, this property represents a fantastic opportunity for first-time buyers, families, or investors seeking a well-positioned home in a popular residential area.

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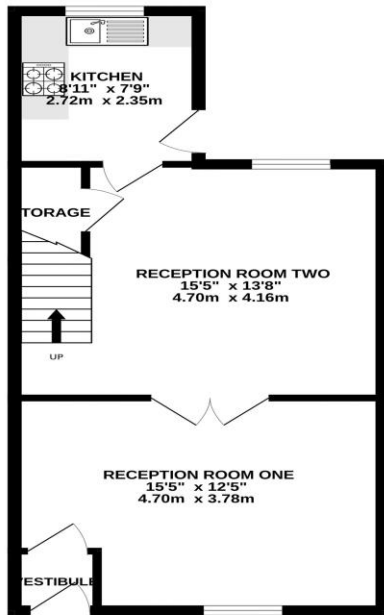


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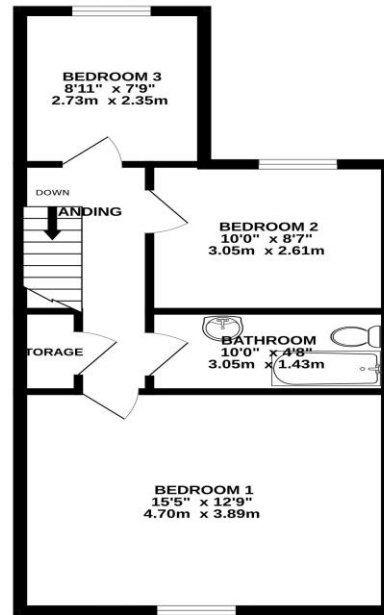


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GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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 apparatus shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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