

MORGAN H LEWIS



Asking Price £169,995

Kellaton Close, Wigan WN3 4JU

- *Three-Bedroom Semi-Detached Home
- *Living room & Kitchen/Dining Room
- *Excellent Potential To Modernise And Personalise
- *Driveway Providing Off-Road Parking
- *Private Rear Garden
- *Well Suited To Families, First-Time Buyers & Investors

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This three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a well-proportioned property with plenty of potential to personalise and make their own over time. Conveniently positioned, the property benefits from off-road parking via a driveway comfortably accommodating two vehicles.

The accommodation offers a practical and versatile layout, featuring a living room and kitchen/dining room. The kitchen is functional and offers good potential for updating and modernisation to suit individual tastes, while the property also benefits from a well-sized bathroom and a Worcester Bosch Greenstar boiler installed in November 2022.

To the first floor are three bedrooms, two of which feature fitted mirrored wardrobes offering useful storage space. Well suited to families, first-time buyers, or those looking for additional room to grow, the property provides a fantastic foundation with ample scope for buyers to put their own stamp on the home and create a space tailored to their own style and needs.

To the rear, the property benefits from a private garden, offering a pleasant outdoor space with potential for landscaping, entertaining, or family use.

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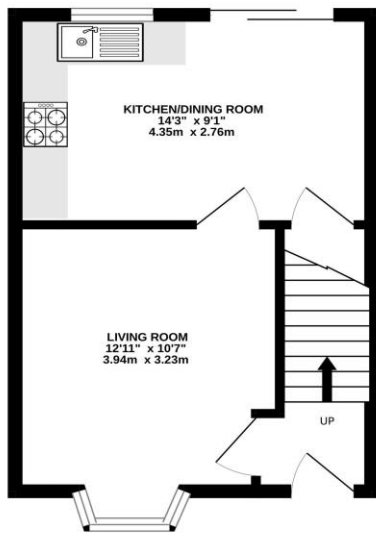


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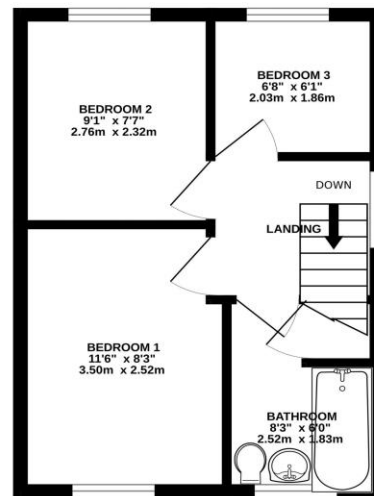


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GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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