

MORGAN H LEWIS



Asking Price £140,000

Woodhouse Lane, Wigan WN6 7LY

- *Three Bedroom Mid-Terraced Property
- *Neutrally Decorated Throughout
- *Fitted Kitchen With Rear Yard Access
- *Two Reception Rooms
- *Low-Maintenance Rear Yard
- *No Onward Chain

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Situated on Woodhouse Lane, this three-bedroom mid-terraced property offers a fantastic opportunity for first-time buyers, growing families and investors alike. Neutrally decorated throughout, the home provides a welcoming blank canvas, ready for its next owners to move straight in and make their own.

The ground floor features a fitted kitchen with a range of units providing useful storage and worktop space for everyday cooking and meal preparation. A particularly practical feature is the door leading directly from the kitchen out to the rear yard, offering convenient access to the outdoor space. There is also a separate dining room, ideal for family meals and entertaining, alongside a spacious living room providing a comfortable setting in which to relax.

A staircase leads to the first floor, where three bedrooms provide versatile accommodation for families, guests or those working from home. One of the bedrooms benefit from fitted wardrobes, offering convenient built-in storage, while a shower room completes the first-floor accommodation.

Externally, the property benefits from space to the front which can accommodate a vehicle. To the rear, a low-maintenance yard provides an outdoor space to enjoy during the warmer months or personalise to suit your needs.

Located on Woodhouse Lane, the property is well placed for access to local amenities, everyday shopping and transport links, with the surrounding Wigan area offering a range of schools, leisure facilities and green spaces. The location provides a practical base for commuters and those looking to enjoy the convenience of nearby town amenities.

Combining three-bedroom accommodation, off-road parking, a low-maintenance rear yard and neutral interiors, this property is well worth viewing. Early enquiries are recommended.

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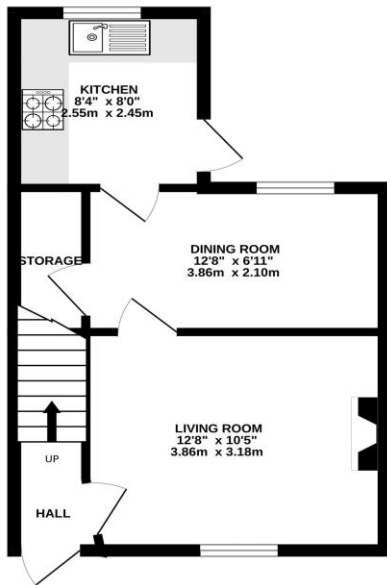


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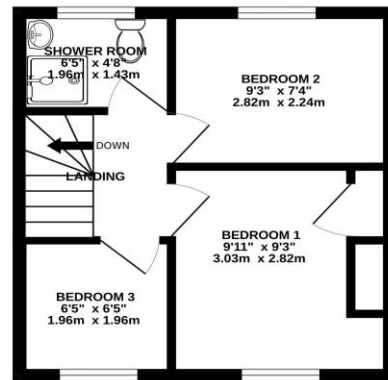


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GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 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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