

MORGAN H LEWIS



Asking Price £159,995

Falkirk Drive, Wigan WN2 2JJ

- *Delightful Semi Detached House
- *Two Double Bedrooms
- *Fitted Kitchen
- *Modern Bathroom Suite
- *Lawned Gardens to Front & Rear

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Now available for sale, and ideal for first time buyers, is this delightful two bedroomed semi detached home tucked away in a peaceful cul-de-sac.

The property is well presented and offers an entrance porch, leading into the welcoming lounge. The kitchen/diner is to the rear of the property, which is fitted with a range of wall and base units with contrasting worktops. On the first floor there are two bedrooms, one double bedroom to the front with fitted wardrobes, and one single bedroom to the rear, both of which are flooded with natural light, whilst still being private. The bathroom is fitted with a modern suite including a bath with shower over, vanity basin and w.c. The property is heated by gas central heating.

Externally, the home benefits from a generous private plot, with lawned gardens to the front and rear. To the front is a driveway providing ample off road parking. In addition, the property is located near to public transport links.

Viewings are essential to appreciate this delightful property.

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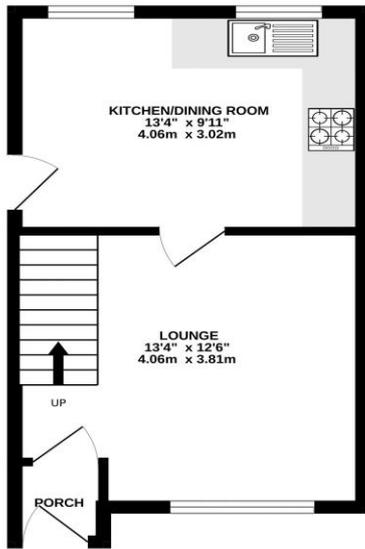


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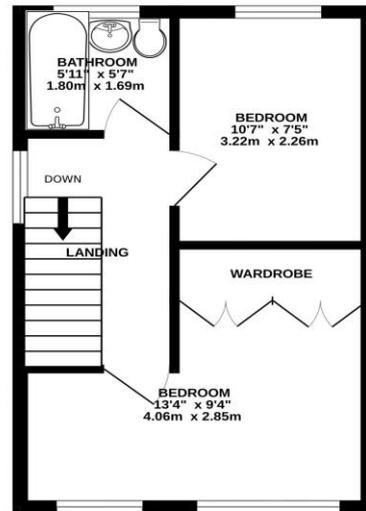


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GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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