

MORGAN H LEWIS



Offers in the Region of £155,000

Woodville Road, Wigan WN3 4PB

- *Excellent Opportunity for First Time Buyers.
- *Freshly Decorated Two Bedroom Semi Detached Home
- *Good Sized Living Room with Feature Fireplace
- *Spacious Kitchen Diner with Ample Fitted Units
- *Generous Main Bedroom with Extensive Fitted Wardrobes
- *Enclosed Rear Garden with a Leafy Woodland Backdrop
- *Lawned Front Garden and Driveway providing Off Road Parking

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An excellent opportunity for first-time buyers, this smart two-bedroom semi-detached home has been freshly decorated throughout and is offered in ready-to-move-into condition, making it an ideal starter home.

The property occupies a pleasant position on Woodville Road, conveniently placed for local shops, amenities and transport links, with Wigan town centre within easy reach. One of its particularly attractive features is the woodland directly beyond the rear garden, providing a much greener and more private outlook than you might ordinarily expect from a home in such a convenient location.

Internally, the accommodation opens into a good-sized living room with feature fireplace and staircase to the first floor. To the rear is a spacious kitchen diner, fitted with an excellent range of units providing ample storage and worktop space, together with room for dining and French doors opening directly onto the garden.

Upstairs are two bedrooms, with the generous main bedroom benefiting from extensive fitted wardrobes and storage, alongside a second bedroom overlooking the woodland to the rear. A fitted family bathroom completes the first-floor accommodation.

Outside, the property has a lawned front garden together with a driveway providing off-road parking. The enclosed rear garden enjoys the leafy woodland backdrop and includes a substantial timber summerhouse, a really useful additional space with potential for a home office, hobby room, gym or simply somewhere to enjoy the garden.

Fresh, well-presented and requiring no immediate work, this is a particularly appealing first home combining off-road parking, good internal storage, a useful summerhouse and a woodland outlook, while remaining well placed for everyday amenities and commuting.

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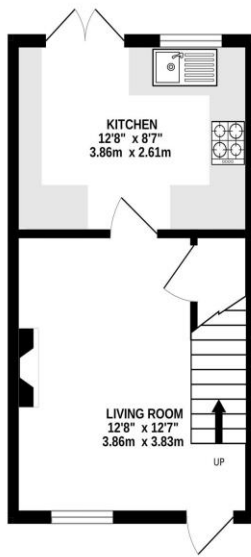


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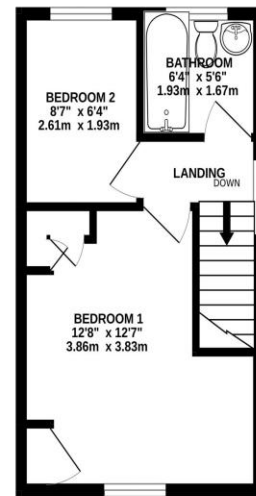


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GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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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