

MORGAN H LEWIS



Asking Price £220,000

Lessingham Avenue, Wigan WN1 2HU

- *Well Presented Three Bedroom Semi Detached Home
- *Generous Living Room Featuring a Small Log Burner
- *Kitchen and Dining Room providing a Sociable and Practical Space
- *Separate Utility Room offering additional Workspace and Storage
- *Garage Providing useful Additional Storage or Parking Space
- *Shared Driveway to the Front
- *Low Maintenance Rear Garden with Modern Slate Paving

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Situated on Lessingham Avenue, this well-presented three bedroom semi-detached home offers comfortable and practical accommodation throughout, together with a pleasant low-maintenance garden to the rear. The property has been well cared for by the current owners and offers a welcoming feel throughout, with a number of attractive features and plenty of flexibility for its next owners.

The ground floor begins with a welcoming entrance hallway, leading through to a generous living room, which provides a comfortable space to relax and unwind. A particular feature is the small log burner set within a brick surround, adding a cosy focal point and a touch of character to the room. To the rear, the kitchen and dining room provide a sociable and practical space for everyday family life, with the adjoining utility room offering useful additional workspace and storage.

To the first floor are three good-sized bedrooms, providing plenty of flexibility for family living, guests or working from home. The accommodation is completed by a family bathroom, with the landing giving access to all three bedrooms.

Outside, the property benefits from a shared driveway to the front, providing convenient parking and access to the garage. To the rear is a low-maintenance garden, finished with modern slate paving to create an attractive and easy-to-manage outdoor space, ideal for enjoying during the warmer months or entertaining friends and family.

The location is well suited to everyday living, with Lessingham Avenue offering convenient access to Wigan town centre and a range of local amenities, schools, shops and leisure facilities. The area also provides good access to surrounding neighbourhoods and transport links, making this a convenient setting for both work and family life.

The combination of well-proportioned accommodation, a cosy log burner, separate utility space, garage and low-maintenance rear garden makes this a particularly practical home for modern family life.

Presented in good order and ready to move into, the property offers a comfortable foundation with the flexibility for its new owners to make it their own over time.

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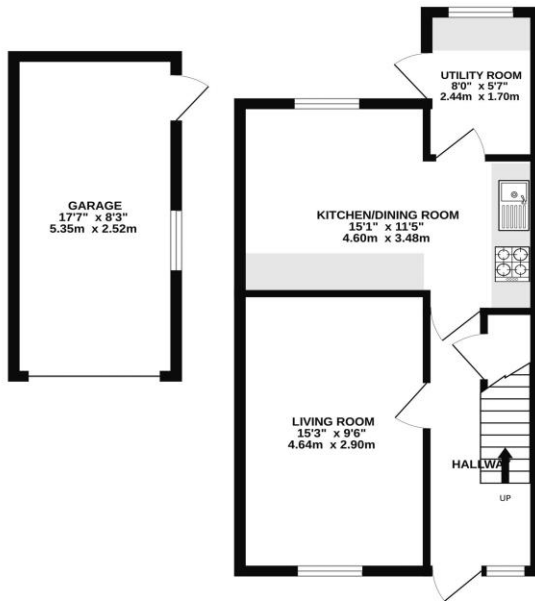


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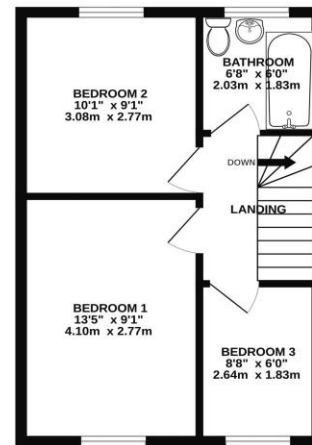


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GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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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