

MORGAN H LEWIS



Asking Price £165,000

Holme Terrace, Wigan WN1 2HG

- *Well Presented Mid Terrace Property
- *Three Bedrooms
- *Modern Fitted Kitchen and Bathroom
- *Fantastic Location Close to Local Amenities
- *Stunning Original Features Throughout
- *NO CHAIN

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Now offered for sale with no onward chain, this three bedroom terraced home sits in the heart of Swinley, within easy walking distance of local bars and cafés, Mesnes Park, Haigh Hall, Wigan Infirmary and the towns railway and bus stations. It's a location that lends itself well to everyday life, with much of what the area offers close at hand.

The house is entered through an entrance vestibule, which leads into a central hallway giving access to both the front and rear living spaces. To the front, the living room is comfortably proportioned and arranged around a traditional tiled cast iron surround fitted with a modern remote controlled living flame gas fire. Original ornate coving frames the room, whilst alcove storage adds both character and practicality.

At the rear of the house, the open plan kitchen diner forms the main living space. Double glazed French doors bring in a good amount of natural light and open out onto a low maintenance paved garden, making the room well suited for use either as a group dining area or a more relaxed entertainment setting in which to unwind. The kitchen itself is fitted with classic white shaker-style units, one of which houses the central heating combination boiler. These are complemented by contrasting wooden worktops and a ceramic Belfast sink with under-counter space available for a fridge, freezer and washing machine. A four-ring gas hob with a fitted overhead extractor unit and an electric oven below combine a traditional feel with modern day convenience.

The upstairs level, accessed from the dining room via an open staircase, provides three well arranged bedrooms. To the front the main bedroom spans the full width of the property and offers a light and airy feel whilst to the rear are two separate bedrooms with an equally attractive ambience. These are served by a family bathroom, fitted with an enclosed thermostatic shower, WC and basin. A fully boarded out loft, equipped with lighting and a fitted access ladder, offers a useful storage facility.

Outside, the property is set back from the road with a small fully paved garden to the front. A tidy low-maintenance garden to the rear, which is not overlooked, offers a cosy private open air courtyard space that can be enjoyed throughout the warmer months with a small garden shed providing a seasonal storage facility.

With its central location and well balanced accommodation, this is a home that would benefit from early viewing.

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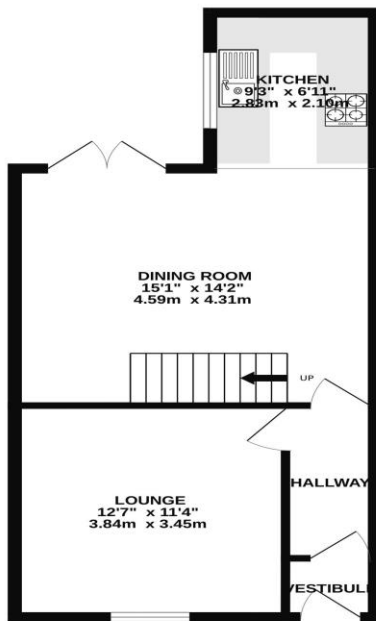


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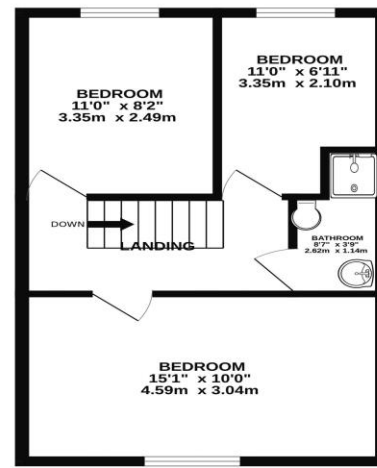


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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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