

# MORGAN H LEWIS



Asking Price £125,000

**Earl Street, Wigan WN2 2EN**

\*Well Kept Two Bedroom Mid Terraced Town House

\*Generous Size Lounge

\*Kitchen Diner with French Doors

\*Shower Room

\*Secure Rear Garden

\*Driveway Parking with EV Charging Point

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Tucked away on a peaceful residential street in Ince, this well-kept mid-terrace property offers a welcoming balance of practicality and charm. Thoughtfully maintained over the years, it's a home that feels instantly comfortable, with scope to update and add your own personal touch in time.

Inside, a handy vestibule gives access and you're greeted by a bright and inviting living room, well proportioned with stairs leading to the first floor. The adjoining kitchen diner is spacious and functional, offering plenty of storage and worktop space with breakfast bar. French doors flood this room with natural light and provide direct access to the rear garden.

Upstairs, there are two generous bedrooms, each well-proportioned and filled with natural light and with the master enjoying fitted wardrobe space. A neatly presented bathroom, completes the upstairs space, with enclosed shower, basin and w.c.

Outside, the rear garden is a real highlight; private, enclosed, and ideal for enjoying a bit of sunshine or summer dining, with a handy outbuilding provided needed outside storage or workshop space, but could be converted to a summer house, home office or gym, should it be required. To the front, there's a large driveway with the added benefit of a charging port for electric vehicles.

Located close to local shops, schools and transport links, Earl Street offers the convenience of a well-connected setting with a strong sense of community. It's an ideal choice for first-time buyers, downsizers, or anyone looking for a straightforward home that's easy to live in and easy to love, with plenty of potential to make it your own.

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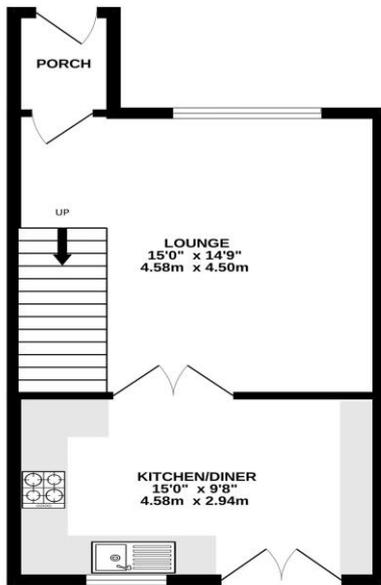


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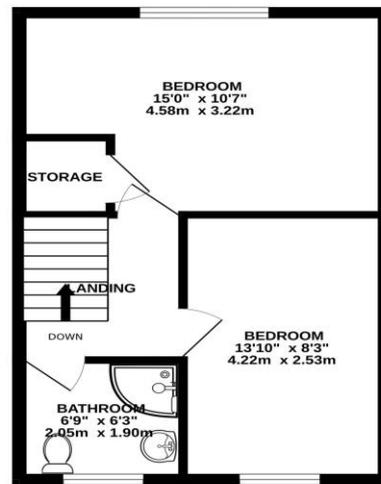


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GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 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. The 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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