MORGAN H LEWIS



Asking Price £150,000

Arley Close, Wigan WN2 1JH

*Three Well-Proportioned Bedrooms

*Spacious Living Room & Separate Dining Room

*Kitchen & Useful Conservatory

*Ground Floor WC & First Floor Shower Room

*Enclosed Rear Garden With Patio & Outbuilding

*Excellent Potential For Modernisation & Improvement

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Offering an exciting opportunity for buyers looking to put their own stamp on a property, this three-bedroom mid-terraced home is situated in a popular residential area of Aspull.

Requiring a programme of modernisation and improvement, the property offers well-proportioned accommodation arranged over two floors, extending to approximately 952 sq ft, with plenty of scope to create a lovely home tailored to individual tastes and requirements.

The ground floor begins with an entrance porch leading into the hallway, with stairs rising to the first floor. The spacious living room is positioned to the front of the property, providing a generous reception space, while a separate dining room to the rear offers an ideal area for family meals and entertaining. The kitchen sits alongside the dining room and leads through to a useful conservatory, providing additional reception space with access to the rear garden. A ground floor WC and useful storage cupboard complete the downstairs accommodation.

To the first floor are three bedrooms, comprising two well-proportioned double bedrooms and a third bedroom, together with a shower room and additional storage.

Externally, the property has a gated front garden, while to the rear is an enclosed garden with a patio area and a useful brick-built outbuilding. The outside space would benefit from some attention and general tidying, offering buyers the opportunity to landscape and improve the gardens to their own taste.

Aspull is a popular village offering a good range of local amenities, shops and everyday conveniences, together with well-regarded schools and pleasant countryside walks nearby. The neighbouring towns of Wigan and Hindley provide a wider selection of shopping, leisure and transport facilities, with convenient road links connecting to the surrounding areas.

With its generous layout, three bedrooms and potential for improvement, this property represents an excellent opportunity for first-time buyers, investors or those looking for a renovation project.

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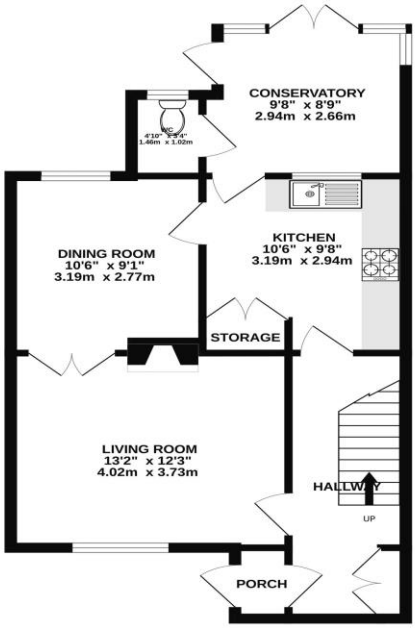




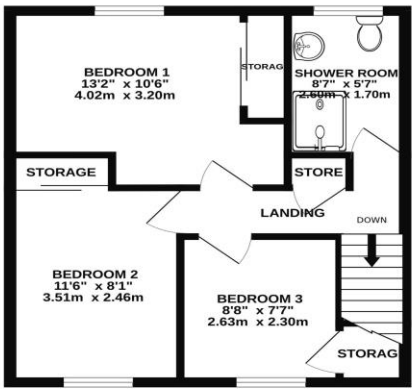


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GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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