

MORGAN H LEWIS



Asking Price £160,000

Calder Close, Wigan WN2 5FN

- *Modern semi-detached home
- *Two double bedrooms
- *Perfect starter home
- *Well sized South-westerly rear garden
- *Stylish bathroom and quality fitted kitchen
- *Set within an attractive cul-de-sac with generous driveway parking

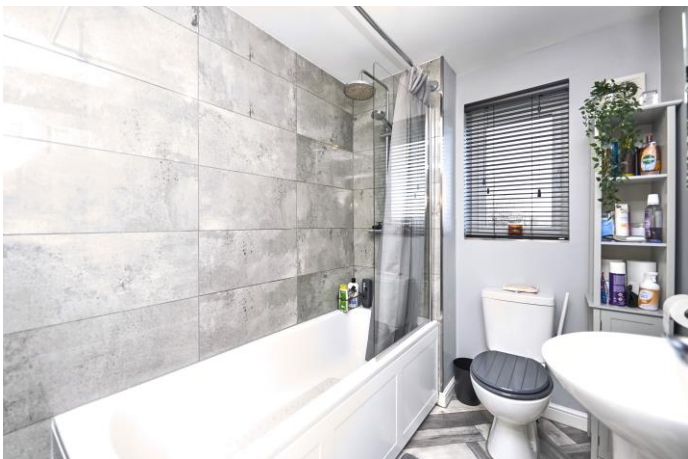
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A well-considered opportunity for a first-time buyer, this very well-presented semi-detached home sits within an attractive cul-de-sac on the sought-after Lune Park development by Gleeson Homes. Built in 2019, the property offers the reassurance of a modern build combined with a thoughtful layout and a clean, contemporary finish. Inside, the house has been completed to a notably good standard, with a quality fitted kitchen, a newly installed bathroom, and new floor coverings throughout. Modern comforts; central heating, double glazing, and an alarm system; are all in place. Outside, an electric vehicle charging point adds a welcome touch of future-proofing. The ground floor is arranged around a practical entrance hall leading to a generously sized lounge, a bright and inviting dining kitchen, and a useful cloakroom. Upstairs, two well-proportioned bedrooms are served by the smart, fully fitted bathroom, with shower over bath, wash basin and w.c. The exterior spaces are equally appealing. There are lawned gardens to the front, and a gravel driveway extending to the front and side provides ample parking for multiple vehicles.

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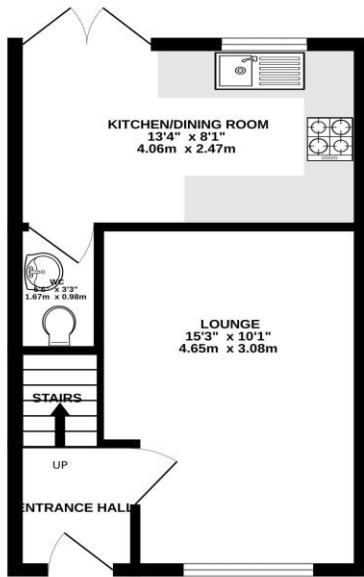


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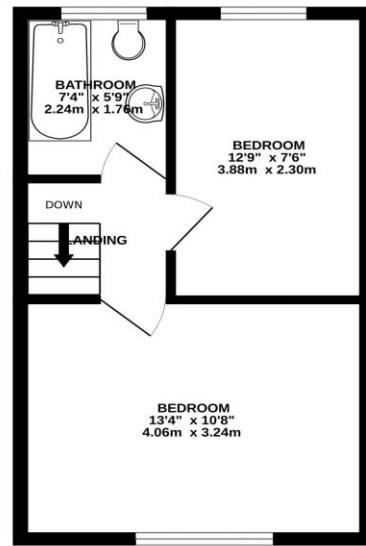


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GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 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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