

MORGAN H LEWIS



Offers in the Region of £130,000

First Avenue, Wigan WN6 7AZ

- *Perfect First Time Buy
- *Two Excellent Bedrooms
- *Walking Distance to Wigan Centre
- *No Onward Chain
- *Private Rear Yard
- *Traditional Terraced Home

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Now available for sale, with no onward chain – this charming two bedroom traditional terraced home is situated in the heart of Springfield, within walking distance of excellent local schools shops and Wigan Centre.

The accommodation is briefly comprised of; entrance vestibule, leading into the spacious front living room, which has been well cared for and features a handy downstairs w.c. The dining room is situated to the rear of the property, with a large picture window flooding this space with natural light and stairs rising to the first floor. The kitchen is compact but well appointed, with a new composite door leading out to the garden. Finally, to the downstairs is a handy utility space.

To the first floor are two excellent bedrooms, with the master bedroom benefitting from a walk in storage area spanning almost the entire length of the room. The bathroom is well sized, with enclosed shower, w.c. and basin.

Externally the property is garden fronted with a well sized rear yard, which is mostly paved with well stocked borders. Early viewings are recommended on this lovely home.

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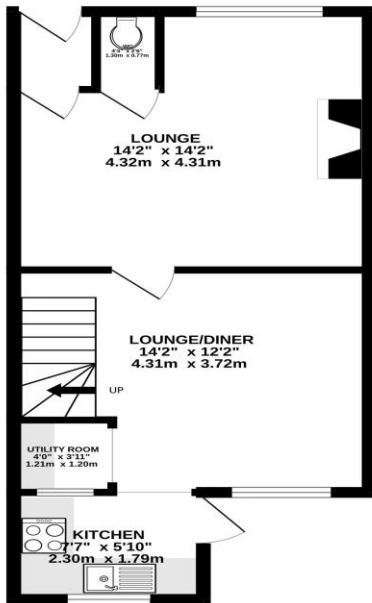


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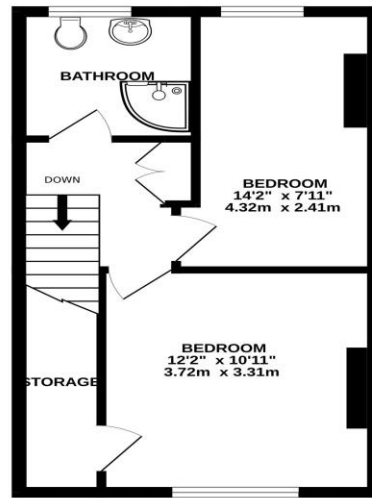


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GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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 apparatus shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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