

MORGAN H LEWIS



Asking Price £160,000

Mayfield Road, Wigan WN5 0HZ

- *Spacious Family Home
- *Within Walking Distance of Excellent Schools & Shops
- *Easy Access to M6 & M58 Motorways
- *Large Rear Gardens
- *Loft Conversion
- *Driveway Parking

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Positioned along Mayfield Road, this property sits within a well-established residential setting, conveniently placed for excellent local schools, shops and commuter links via the M6 and M58 motorways.

The property is briefly comprised of, a handy porch leading into the welcoming entrance hallway, which is bright and spacious, with a further hallway providing excellent storage space, with glass doors leading into the deceptively spacious kitchen, with a range of wall and base units and seven ring gas range oven. The lounge is located to the front of the home, this is a great sized room offering plenty of space for family gatherings and a log burner for cozier evenings. The conservatory come dining room is accessed by French doors, and provides access to the spacious gardens.

To the first floor are two excellent bedrooms, both of which are spacious doubles arranged around a good sized landing. The family bathroom is well appointed, with shower over bath, w.c. and basin. Finally to the inside a loft conversion provides another bedroom, accessed via staircase from the landing and fitted with velux windows overlooking the garden.

Externally this property has a fabulously sized garden, a good patio area leads onto the lawned gardens, this space is expansive – perfect for hosting in the summer months, private and not directly overlooked as well as being westerly facing to enjoy the summer sun well into the evening.

This home is a lovely space for a growing family, with bags of potential at an affordable price point, early viewings are recommended to avoid disappointment.

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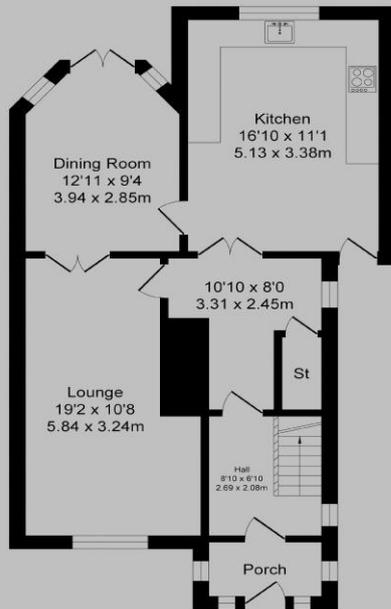


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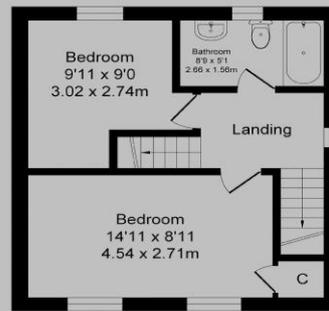
Mayfield Road

Total Approx. Floor Area 1264 Sq.ft. (117.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 714 Sq.Ft
(66.3 Sq.M.)



First Floor
Approx. Floor
Area 361 Sq.Ft
(33.5 Sq.M.)



Second Floor
Approx. Floor
Area 189 Sq.Ft
(17.6 Sq.M.)