

MORGAN H LEWIS



Asking Price £225,000

Thorley Grove, Wigan WN6 0WP

- *Beautifully Presented FREEHOLD End Terraced Home
- *Popular Cul-de-Sac Location
- *Three Bedrooms
- *Low Maintenance and Private Rear Garden
- *Ample Parking to the Front
- *Close to all Local Amenities

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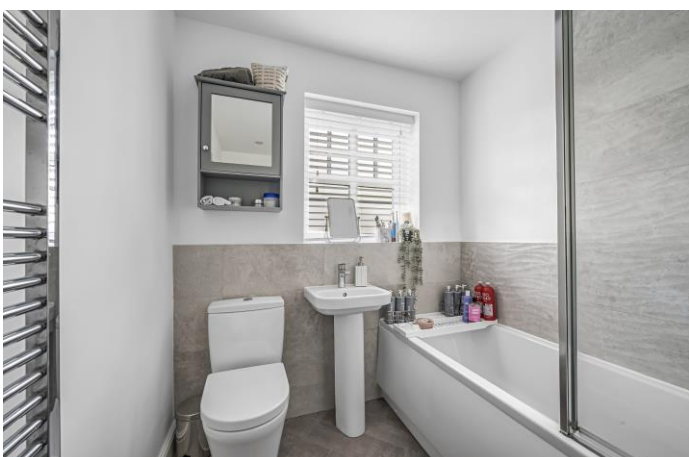
Set within a well-regarded modern development in Standish, this three-bedroom end-terrace home at 46 Thorley Grove offers straightforward, comfortable living in a location that continues to prove popular with buyers.

The house has a simple, practical layout designed for modern life. The main living space is light and welcoming, providing a comfortable place to relax at the end of the day. To the rear, the kitchen and dining area forms the natural heart of the home — a functional and sociable space with views out to the garden.

Upstairs, the accommodation is neatly arranged around three bedrooms. The principal bedroom is a well-proportioned double, while the remaining two rooms offer flexibility for family, guests, or a quiet place to work from home. The bathroom is finished in a clean, contemporary style and serves the house comfortably. Situated at the end of the row and off the main road, the property enjoys a little more openness and a lovely position, along with a pleasant garden space that's private, easy to maintain and well suited to both relaxing and entertaining in the warmer months.

Thorley Grove sits within a newer development that has quickly established itself as a popular part of Standish. The village centre is close by, offering a good mix of shops, cafés, excellent schools and everyday amenities, while nearby countryside and local walks provide a welcome balance to modern life. For those travelling further afield, the M6 motorway is easily accessible.

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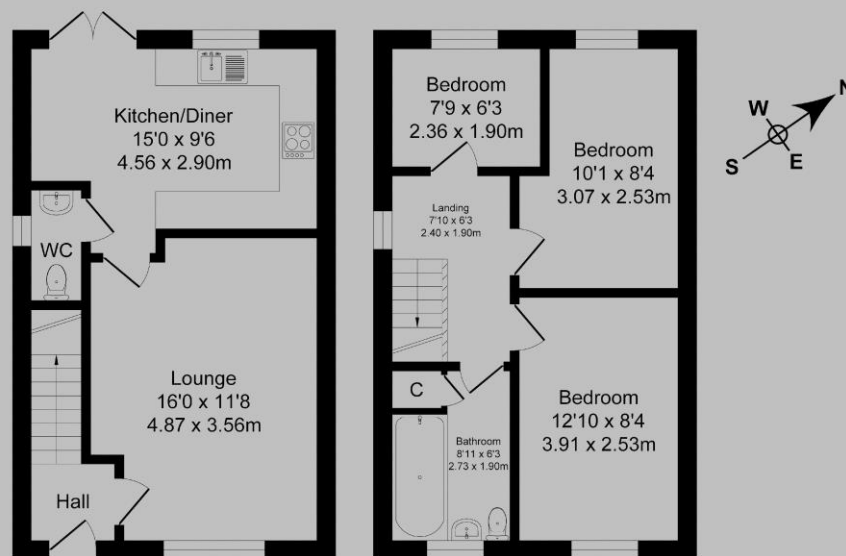


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Total Approx. Floor Area 778 Sq.ft. (72.2 Sq.M.)

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 389 Sq.Ft (36.1 Sq.M.)

First Floor

Approx. Floor Area 389 Sq.Ft (36.1Sq.M.)