

MORGAN H LEWIS



Asking Price £199,950

Sandwith Close, Wigan WN3 5RJ

- *Well Presented Semi Detached Home
- *Three Bedrooms
- *Move in Condition
- *Walking Distance to Excellent Schools and Amenities
- *Within Easy Reach of M6 Motorway
- *Generous Private Plot

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Now available for sale, well positioned, well presented and welcoming, this lovely home is perfect for couples and small families looking for a ready to move in property with charm and a fabulous outside space. The property is well positioned, within walking distance of excellent local schools, shops and amenities, and within very easy reach of the M6 and M62 Motorways for the commuter.

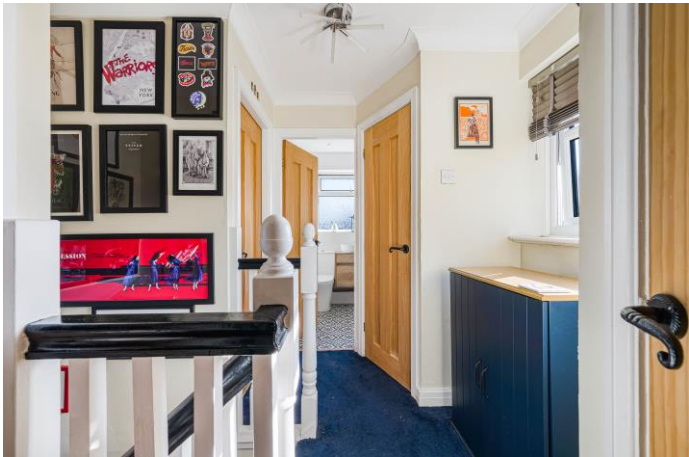
The accommodation on offer is briefly comprised of; a cosy living room space, with stairs rising to the first floor, with large window and glass French doors flooding the space with natural light, leading into the well proportioned kitchen diner, which is well equipped with a range of high gloss wall and base units, with fabulous range cooker. French doors provide natural light and access onto the great back garden.

To the first floor are three bedrooms, two doubles and a single, arranged around a landing space with fitted storage. The family bathroom has been recently refitted with stylish shower over bath, vanity basin and w.c.

Externally is where this property really shines, a front garden and driveway, with gates providing further, more secure, parking. The rear garden is enviable and private, with a patio seating area and large lawn leading onto a further "secret garden", to the bottom. Offering unlimited potential for this lovely home, whether that be extending or erecting a summer house or garage (subject to necessary consent), or just enjoying the summer months with plenty of space.

Other benefits of this delightful home are; newly fitted uvpc windows and doors and boiler. Early viewings are recommended to avoid disappointment.

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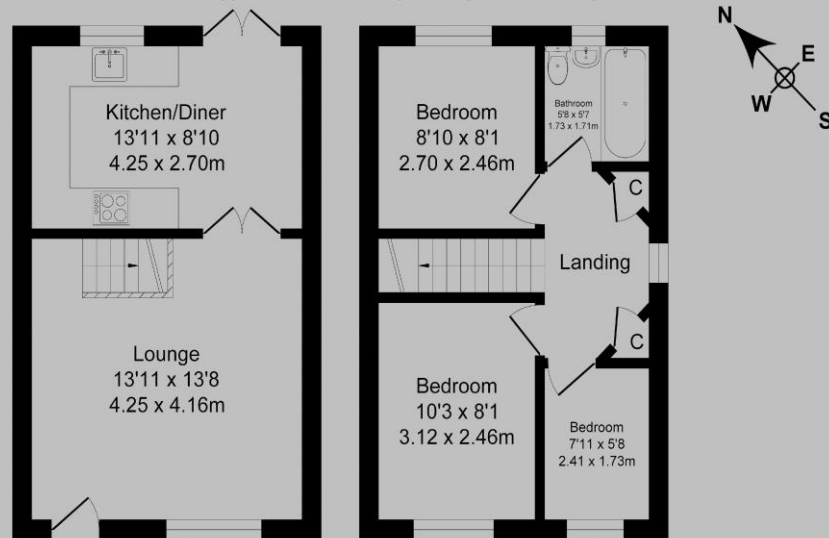


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Total Approx. Floor Area 640 Sq.ft. (59.4 Sq.M.)

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 320 Sq.Ft (29.7 Sq.M.)

First Floor

Approx. Floor Area 320 Sq.Ft (29.7 Sq.M.)