

MORGAN H LEWIS



Asking Price £120,000

Church Road, Wigan WN2 3TB

- *Two Bedroom Gated Front Mid Terrace Property
- *Two Spacious Reception Rooms with Feature Fireplaces
- *Fitted Kitchen with Traditional Wall and Base Units
- *Modern First Floor Shower Room
- *Well Maintained Enclosed Rear Yard
- *Convenient Location Close to Amenities, Schools, and Transport Links
- *CHAIN FREE

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Situated in the heart of Platt Bridge, this attractive two bedroom gated front mid terrace property on Church Road offers deceptively spacious accommodation with a warm and welcoming feel throughout, making it an ideal purchase for first-time buyers, small families, or buy-to-let investors.

The property is entered via a welcoming hallway with stairs rising to the first floor and access into both reception rooms. To the front, the main lounge is bright and comfortable, featuring an electric fire set within a decorative stone surround, creating a cosy focal point to the room. The second reception room is equally well presented with neutral décor and benefits from a charming coal-effect gas fireplace set within a feature surround, offering a versatile space ideal for use as a second sitting room, dining room, or entertaining area. Leading through from the rear reception room is the fitted kitchen, which is equipped with a range of traditional wall and base units complemented by a stainless steel sink unit. Two rear-facing windows allow for an abundance of natural light while providing pleasant views over the rear yard, and a door gives direct access outside.

To the first floor, the landing leads to two well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes providing useful built-in storage. Completing the accommodation is a modern shower room fitted with contemporary fixtures and finishes.

Externally, the property benefits from a gated frontage enhancing privacy and kerb appeal, while to the rear there is a well-maintained enclosed yard providing a pleasant, low-maintenance outdoor space ideal for relaxing or outdoor dining.

Conveniently positioned close to local amenities, schools, transport links, and motorway connections, this charming home combines traditional character with practical living accommodation in a popular residential location.

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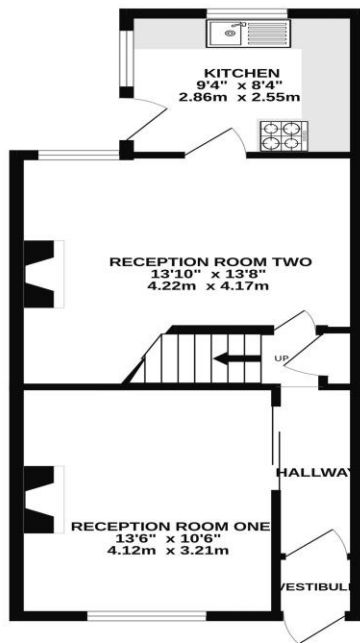


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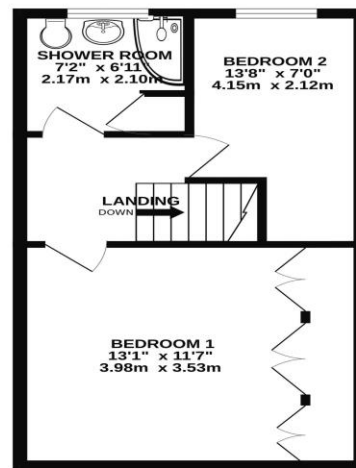


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GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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