MORGAN H LEWIS

Asking Price £179,000

Larch Avenue, Wigan WN5 9PB

*CHAIN FREE Three Bedroom Semi Detached

*Driveway Parking

*Modern Fitted Bathroom

*Underfloor Heating

*Media Wall

*Furniture Included

*Great Location

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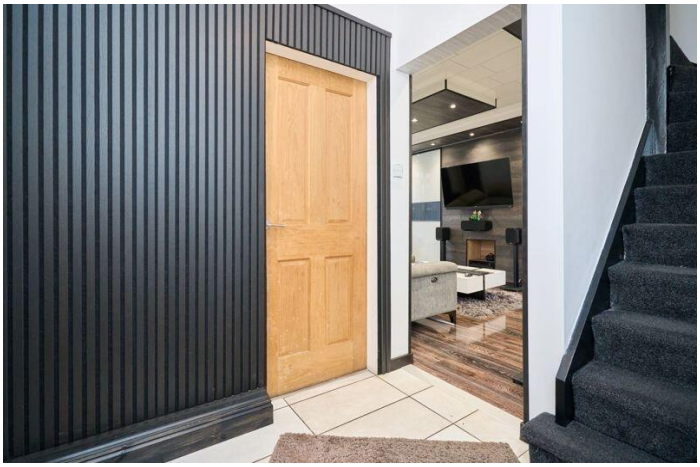

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Welcome to Larch Avenue, a charming three-bedroom property nestled in a great location, close to Pemberton's vibrant shops and schools. Conveniently positioned within walking distance to public transport links, offering easy access to the town centre, this residence promises both comfort and convenience for modern living.

To the ground floor you will find a welcoming entrance hallway with handy downstairs WC. The generously sized lounge area boasts French patio doors leading to the rear garden and window to the front, being dual aspect, light floods the space and creates an inviting atmosphere for relaxation and entertainment. The lounge features a fantastic media wall, underfloor heating, insulated walls, the neighbours wall is sound-insulated, built-in speaker cables for 7.1 sound with banana plugs, built-in HDMI cable, multi-walls, built-in large storage cupboard with modern sliding doors, USB sockets and much more. Flowing on from the lounge you will find the dining kitchen. The well-appointed kitchen provides ample worktop and storage space.

To the first floor you will find three bedrooms, two will accommodate a double bed, three-piece family bathroom. Externally, a driveway providing off road parking and the property benefits from recently fitted UPVC double glazing and has been fully redecorated throughout. There is potential for further updates in certain areas, allowing you the opportunity to personalise and add value to this already delightful home.

Arrange your viewing today and discover the endless possibilities this property has to offer. As an added bonus, the furniture is included, making this an even more attractive opportunity for prospective buyers.

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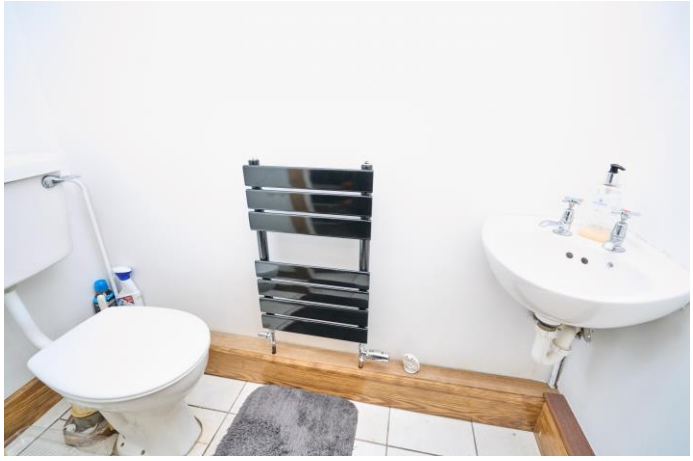

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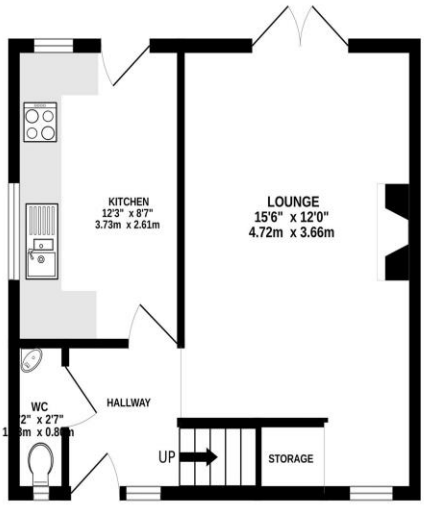
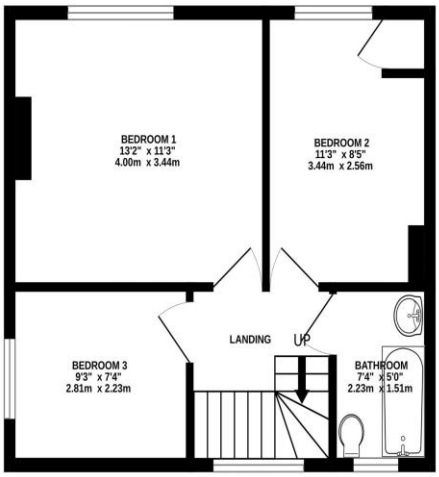
GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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