

# MORGAN H LEWIS



**Offers in Excess of £219,950**

**Kirkwood Close, Wigan WN2 1DZ**

- \*Three-bedroom semi-detached family home
- \*Offered for sale with no onward chain
- \*Neutral décor throughout – ready to move into
- \*Spacious kitchen/dining room with French doors to garden
- \*Private, low-maintenance rear garden which is not overlooked
- \*Ample driveway parking and attractive front lawned garden

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Offered for sale with no onward chain, this well presented three-bedroom semi-detached home is ready to move straight into and would make an ideal purchase for first-time buyers or growing families alike. Finished in neutral décor throughout, the property provides bright and versatile living accommodation designed for modern day living.

The accommodation briefly comprises an entrance hallway with downstairs WC and access into the spacious living room, featuring a focal fireplace, fitted carpets, double doors opening into the kitchen/dining room, and stairs rising to the first floor. The living space offers a warm and welcoming environment, perfect for cosy evenings or entertaining guests. The stylish kitchen/dining room is fitted with attractive shaker-style cabinetry complemented by wood-effect worktops, tiled splashbacks, a stainless steel sink and drainer, and an integrated oven and hob with overhead extractor fan. With space for family dining, a pleasant outlook over the rear garden and French doors opening outside, this room lends itself perfectly to both everyday living and summer gatherings.

To the first floor are three well-proportioned bedrooms, two of which benefit from fitted corner wardrobes, alongside a family bathroom fitted with a white three-piece suite comprising a bath with overhead shower, wash hand basin and WC.

Externally, the property enjoys a generous low-maintenance rear garden featuring a patio seating area and artificial lawn, creating a private and secure outdoor space that is not overlooked — ideal for relaxing or dining outdoors. To the front, there is ample driveway parking together with a lawned garden which enhances the property's kerb appeal.

Situated within a popular residential area of Aspull, the property is conveniently placed for local amenities, schools, countryside walks and transport links, offering a fantastic balance of comfort, convenience and lifestyle.

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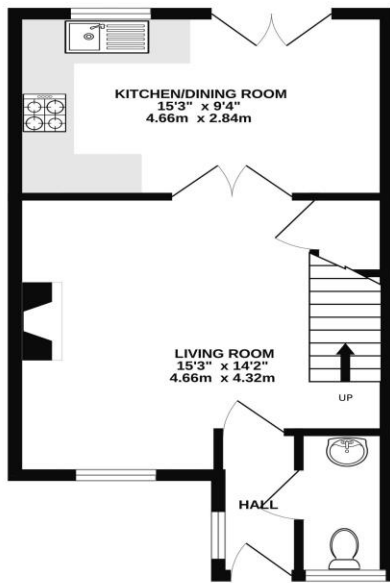


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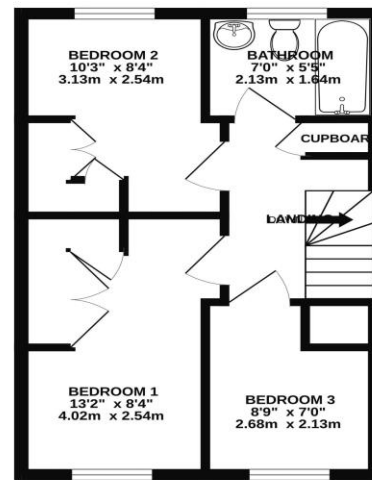


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GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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