

MORGAN H LEWIS



Asking Price £145,000

Woodhouse Lane, Wigan WN6 7LZ

- *Fully Refurbished Throughout
- *Three Well-Proportioned Bedrooms
- *Versatile Front Reception / Home Office
- *Spacious Lounge & Dining Room
- *Modern Fitted Kitchen & Bathroom
- *Garden Fronted with Private Rear Yard

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A superb opportunity to purchase a beautifully refurbished three-bedroom mid-terraced property, finished throughout to a modern standard and ready for the new owner to move straight into.

Located on Woodhouse Lane, this attractive garden-fronted mid-terrace has been thoughtfully refurbished to create a bright, contemporary and practical home, making it particularly appealing to first-time buyers, young families and investors alike.

Upon entering, you are welcomed into the front reception room, which is currently arranged as a stylish home office/study. This is a particularly useful and versatile space, perfectly suited to those working from home, but equally capable of being used as a sitting room, playroom, snug or additional reception space depending on the needs of the new owner.

Moving through the property is the second reception room, currently arranged as a comfortable lounge and dining area. This provides an excellent central space for relaxing, entertaining and family meals, with ample room for both lounge furniture and a dining table. The two separate reception rooms provide excellent flexibility and make the ground floor feel particularly spacious and adaptable.

To the rear is a modern fitted kitchen, designed to provide a practical and contemporary cooking space with room for the essential appliances and storage. The kitchen sits conveniently alongside the rear of the property, with access towards the outside space. Also located on the ground floor is useful under-stairs storage, ideal for keeping everyday household items neatly tucked away.

The first floor provides three bedrooms, offering a good balance of accommodation for modern family life. The main bedroom is a comfortable double room with plenty of space for a bed and additional furniture. Bedroom two is also a well-sized room, while the third bedroom provides a versatile additional space that would make an ideal child's bedroom, nursery, dressing room or home office. Completing the first floor is a modern family bathroom, refurbished to complement the contemporary finish found throughout the property.

Outside Externally, the property benefits from an attractive garden-fronted position, creating a pleasant approach and additional outdoor appeal. To the rear is a private enclosed yard, providing a low-maintenance outdoor area with plenty of potential for patio furniture, outdoor dining, entertaining or simply somewhere to enjoy the warmer months.

Whether you're taking your first step onto the property ladder, looking for a comfortable family home or seeking a ready-to-let investment, Woodhouse Lane offers an excellent blend of space, presentation and practicality.

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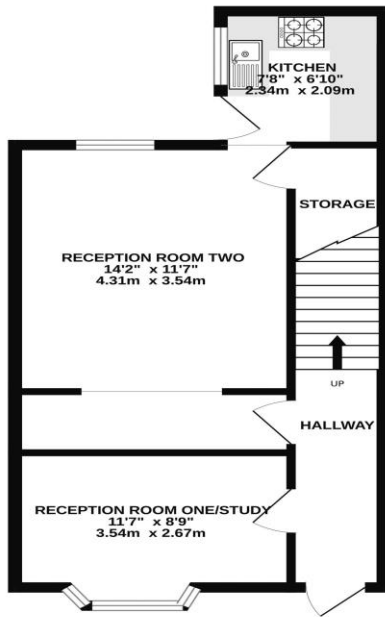


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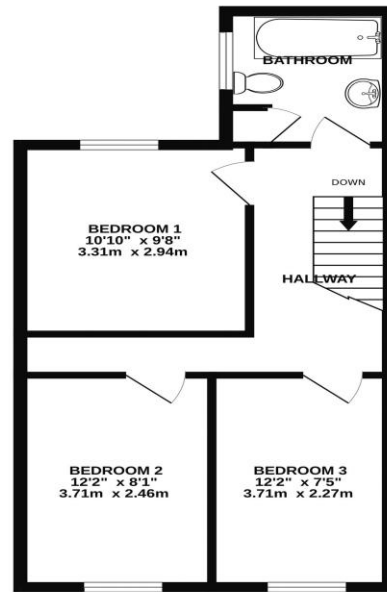


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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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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