MORGAN H LEWIS



Asking Price £140,000

Ambleside, Wigan WN2 2NE

*Three Bedroom Semi Detached Property

*Spacious and Well Presented Accommodation Throughout

*Offers Buyers the Opportunity to Modernise

*Downstairs WC

*Family Shower Room with Walk In Shower, WC and Wash Basin

*Driveway Parking for Several Vehicles

*No Onward Chain

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Positioned on a popular residential estate on Ambleside, Ince, this three bedroom semi detached home offers spacious accommodation, driveway parking for several cars and a lovely private rear garden.

Well presented throughout, the property would now benefit from updating, offering buyers the opportunity to put their own stamp on a well cared for home. Available with no onward chain. A welcoming entrance hallway leads into the living room, where a gas fire provides a cosy focal point. From here, the accommodation flows into a spacious dining room with plenty of room for a family table, with the kitchen leading off. To the side of the house, a useful utility area, downstairs WC and separate storage room provide additional practical space, along with access to the rear garden.

Upstairs, there are three generously proportioned bedrooms, comprising two good doubles and a comfortable single. The family shower room is fitted with a walk in shower, WC and wash basin.

Outside, the driveway provides parking for multiple vehicles, while the lovely private rear garden offers an attractive space to sit out, garden or enjoy time with family and friends.

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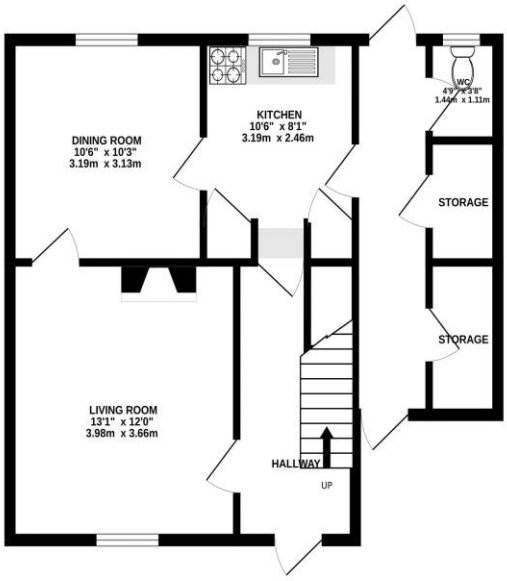




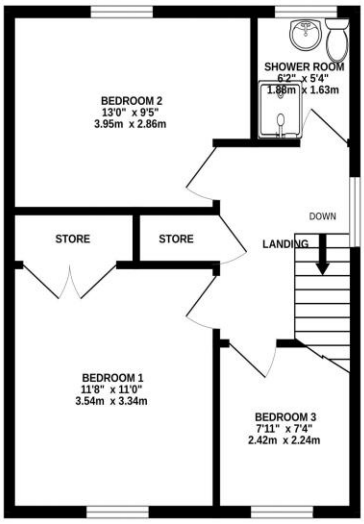


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GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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