

Lee Lane
Wigan, WN2 5QU

£175,000

GetAnOffer







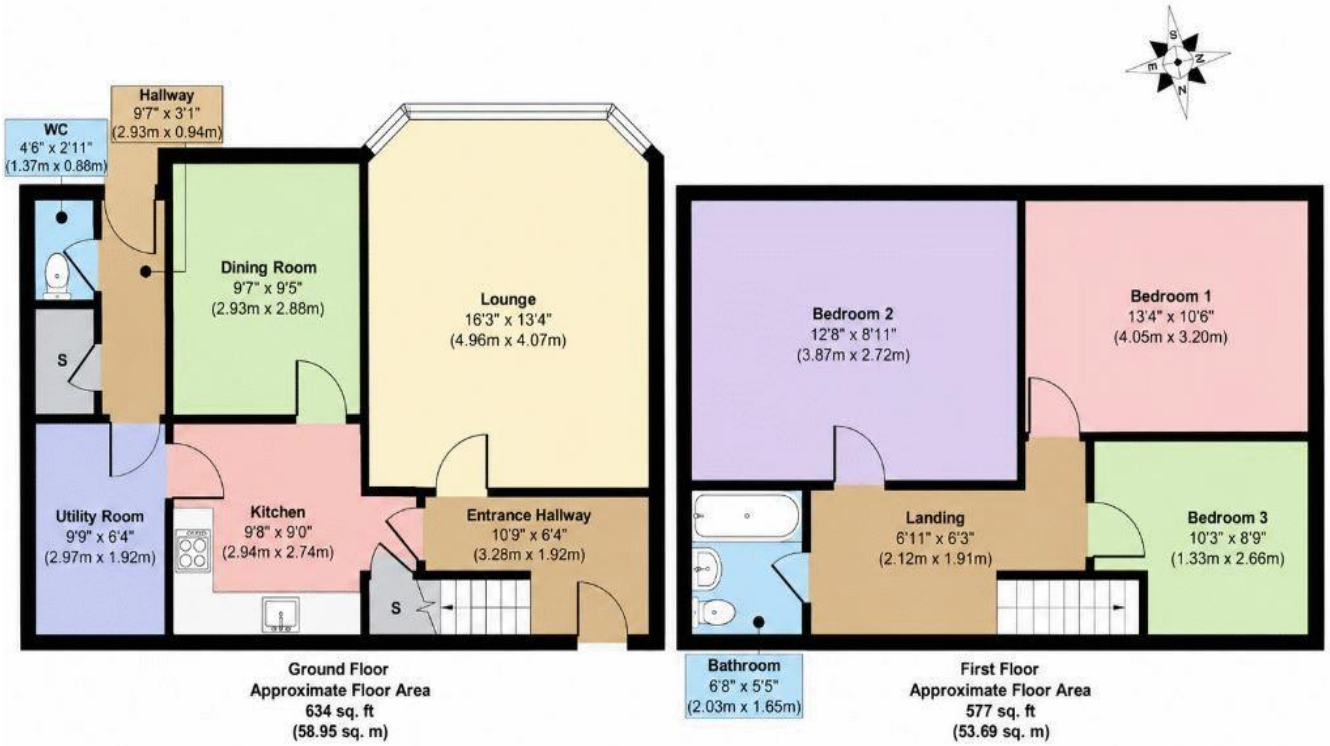


MAIN FEATURES:

- **Spacious Semi Detached House**
- **Fitted Kitchen & Separate Utility Room**
- **Lounge & Separate Dining Room**
- **Three Bedrooms & Family Bathroom/WC**
- **Good Size Front & Rear Gardens**

Situated on Lee Lane in the popular residential area of Abram, this spacious three-bedroom semi-detached house offers well-proportioned accommodation and generous outdoor space, making it an excellent choice for families, couples and buyers looking for a home with plenty of potential. The accommodation comprises a welcoming lounge and separate dining room, providing versatile spaces for relaxing and entertaining. The fitted kitchen is complemented by a separate utility room, offering additional storage and practicality for everyday living. Upstairs, the property benefits from three bedrooms together with a family bathroom/WC. Externally, a particular feature of the home is the good-sized front and rear gardens, providing plenty of space for outdoor dining, children's play, gardening or simply enjoying the warmer months.

Abram is a well-established community conveniently positioned for access to Wigan and the surrounding areas. Residents benefit from a range of local amenities, schools and everyday services, while nearby road links provide convenient connections for commuters travelling throughout the North West. Offering spacious accommodation, separate reception rooms and excellent garden space, this attractive semi-detached property presents a fantastic opportunity for buyers seeking a comfortable family home in a convenient residential location.



Approx. Gross Internal Floor Area 1211 sq. ft / 112.64 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
T: 01903 331031 / 0800 033 7 943
E: info@getanoffer.co.uk

We're Open:
8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031
38a Goring Road, Worthing, West Sussex, BN12 4AD
info@getanoffer.co.uk

GetAnOffer