

MORGAN H LEWIS



Asking Price £325,000

Balcarres Road, Wigan WN2 1SB

- *Extended Three Bedroom Semi-Detached Bungalow
- *Beautifully Updated Throughout
- *Stylish Shaker-Style Kitchen
- *Conservatory Overlooking The Rear Gardens
- *Landscaped Southerly Gardens
- *Close To Haigh Woodland Park And Transport Links

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A rare opportunity to purchase this extended semi-detached bungalow occupying a generous plot in the heart of Aspull village, conveniently positioned for all local amenities, excellent transport links, Wigan Town Centre, and the M61 motorway.

The property also enjoys close proximity to beautiful countryside walks through Haigh Woodland Park and Kirkless Wood, offering the perfect balance of village living and outdoor lifestyle. Beautifully updated by the current owners, the bungalow now offers stylish and deceptively spacious accommodation finished to a high standard throughout. Blending modern interiors with flexible living space, the property is presented in superb move-in condition and is ideal for a range of buyers.

The accommodation briefly comprises an entrance porch leading into a welcoming reception hall, spacious lounge, a beautifully appointed shaker-style kitchen featuring contemporary fittings and ample storage space with dining space and pantry. A conservatory to the rear overlooks the landscaped gardens and provides an additional relaxing living area filled with natural light. There are two well-proportioned ground floor bedrooms alongside a stunning modern bathroom finished with stylish fixtures and fittings.

To the first floor is well sized bedroom complete with en-suite bathroom, together with an additional useful storage room as well as eaves storage.

Externally, the property occupies an impressive plot with extensive block-paved frontage providing ample off-road parking, ideal for multiple vehicles. The former garage has been thoughtfully converted into a practical workshop space, perfect for hobbies, storage, or home working requirements, whilst the adjoining car port adds further versatility. The rear gardens are a particular feature of the home, having been beautifully landscaped to create attractive outdoor spaces ideal for entertaining and enjoying the southerly aspect. The gardens extend down towards Wigan Road where a pedestrian access gate can be found.

Properties of this style and quality rarely come to market in such a sought-after village location, and early viewing is highly recommended to fully appreciate the size, presentation, and lifestyle opportunity this exceptional bungalow has to offer.

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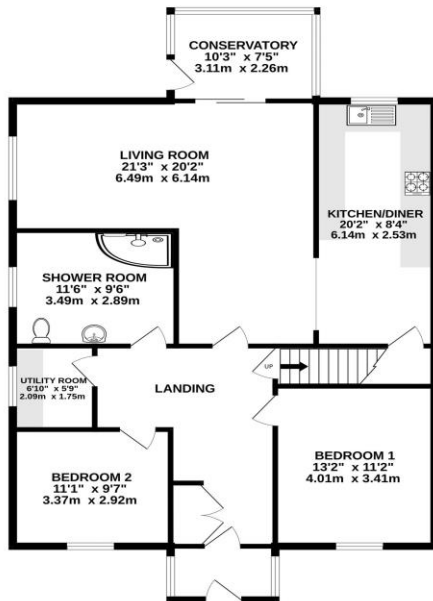


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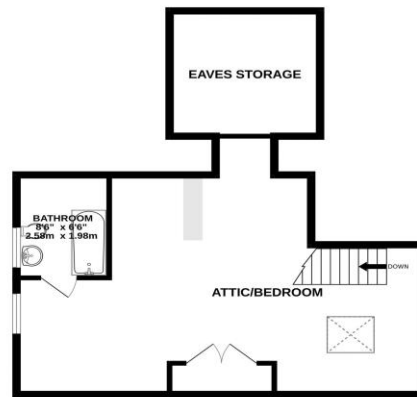


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GROUND FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1785 sq.ft. (165.8 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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