

MORGAN H LEWIS



Asking Price £150,000

Acacia Crescent, Wigan WN6 8QZ

- *Three Bedroom Semi-Detached Home
- *Spacious Living Room with Feature Fireplace
- *Generous Rear Garden with Excellent Potential
- *Driveway Providing Off-Road Parking
- *Sought-After Standish Location
- *Requiring Modernisation Throughout

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Situated on the popular Acacia Crescent in the heart of Beech Hill, this three-bedroom semi-detached property presents an exciting opportunity for buyers looking to create a wonderful family home tailored to their own tastes and requirements.

The accommodation comprises a welcoming entrance hallway, a spacious living room featuring a charming fireplace, and a fitted kitchen overlooking the rear garden.

To the first floor are three well-proportioned bedrooms together with a family bathroom.

Externally, the property benefits from a driveway providing off-road parking, complemented by a small front garden.

To the rear is a generous garden offering excellent outdoor space and considerable potential. While the garden currently requires attention, it could be transformed into a beautiful and private setting for family enjoyment, entertaining, or keen gardeners looking for a rewarding project.

The property is in need of modernisation throughout, making it an ideal purchase for those seeking to add value and put their own stamp on a home. With its solid layout, generous plot, and sought-after location, the property offers fantastic scope for improvement and the opportunity to create a truly special residence.

Acacia Crescent enjoys a convenient position within easy reach of a range of shops, cafés, restaurants and everyday amenities can be found. Excellent local schools, scenic countryside walks and strong transport links, including easy access to the M6 motorway network, make this a highly desirable location for families and commuters alike.

Early viewing is highly recommended to appreciate the potential on offer.

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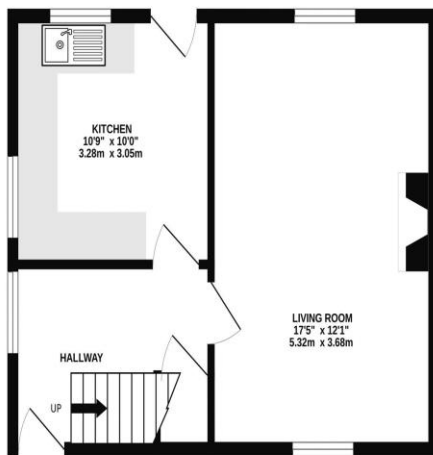


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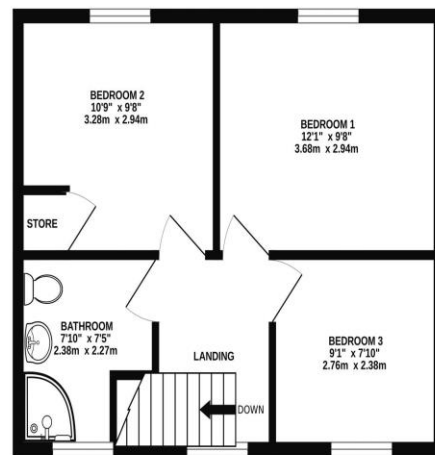


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GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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