

MORGAN H LEWIS



Asking Price £225,000

Trevore Drive, Wigan WNI 2TT

- *Three Bedrooms
- *No Onward Chain
- *Arranged Over Three Floors
- *Walking Distance to Village Centre
- *Private Rear Gardens
- *Excellent Local Amenities

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Positioned within a popular and well established part of Standish, and within easy reach of Haigh Hall and its surrounding woodland, this appealing three storey home provides spacious and well planned accommodation, ideally suited to modern family life.

The ground floor opens into a welcoming hallway, with useful under stairs storage and a cloakroom. To the front, a separate study offers a versatile space, well suited to home working, reading or simply somewhere quieter away from the main living areas. To the rear, the kitchen is fitted with a range of wall and base units beneath contrasting work surfaces, incorporating an oven, hob and extractor. There is ample space for everyday use, while the adjoining utility room provides additional practicality and workspace, along with its own access to the outside.

The first floor offers a comfortable balance of living and sleeping space. The lounge is positioned away from the kitchen below, enjoying natural light from windows to the side and rear, creating a relaxed and inviting setting. Also on this level, the main bedroom is well sized and benefits from the convenience of an ensuite shower room.

To the second floor are two further bedrooms, offering flexibility for family, guests or alternative uses such as a hobby room or workspace. These are served by a neatly presented family bathroom, complete with bath and shower over.

Outside, the property is designed with ease of maintenance in mind, with manageable gardens to both the front and rear. Two allocated parking spaces are located to the rear, completing the overall offering.

In all, a well arranged and adaptable home, offering comfortable living space in a consistently sought after location.

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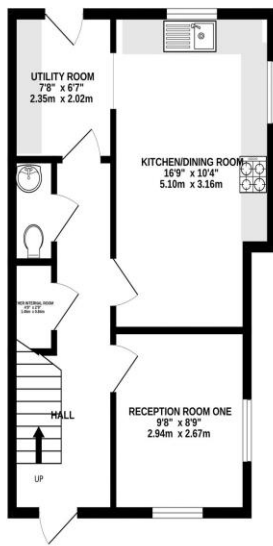


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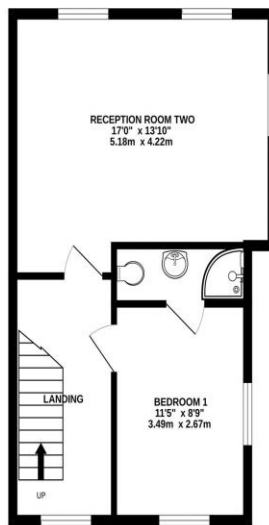


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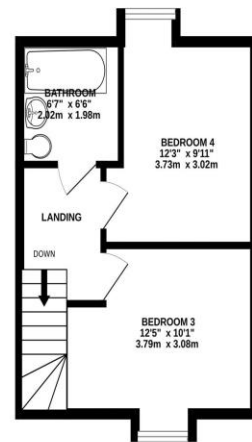
GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 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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