

MORGAN H LEWIS



Asking Price £150,000

Smith Street, Wigan WN2 1RS

- *Perfect For First Time Buyers and BTL Investors
- *No Onward Chain
- *Situated Off The Main Road in The Heart of Aspull
- *Two Bedrooms
- *Walking Distance to Excellent Local Schools and Amenities
- *Walking Distance to Haigh Hall
- *Excellent Commuter Links

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Situated on Smith Street in the sought-after village of Aspull, this well-maintained two-bedroom mid-terraced home offers a comfortable and practical layout, well suited to first-time buyers, downsizers, or buy-to-let investors. The location provides easy access to local shops, schools, and everyday amenities, along with convenient commuter links into Wigan, Chorley, and the wider motorway network.

The ground floor comprises a front-facing lounge, offering a well-proportioned living space with room for both seating and additional furnishings. To the rear is a fitted kitchen, with modern high gloss units with contrasting worktops, gas hob and integrated oven.

To the first floor are two bedrooms, including a generous main bedroom to the front and a second bedroom to the rear, ideal as a guest room, nursery, or home office. The bathroom is fitted with a three-piece suite, including enclosed shower, WC, and wash basin.

Externally, the property benefits from a private, low-maintenance rear yard, offering a manageable outdoor space. This attractive home is well presented, with no onward chain.

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