

MORGAN H LEWIS



Asking Price £185,000

Marlborough Avenue, Wigan WN3 4PY

- *Spacious Three Bedroom Semi Detached Home
- *Spacious Open Plan Living and Dining Room
- *French Doors from the Dining Area leading directly onto the Rear Garden
- *Family Bathroom and Separate WC
- *Large Paved Frontage providing Ample Off-Road Parking
- *Good Sized Rear Garden with Patio and Lawn Areas
- *Lower Section of the Garden Currently Rented Via the Local Council

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A spacious three-bedroom semi-detached home situated on Marlborough Avenue in Ince, offering generous accommodation, off-road parking and a good-sized rear garden with an open outlook towards the children's playing field.

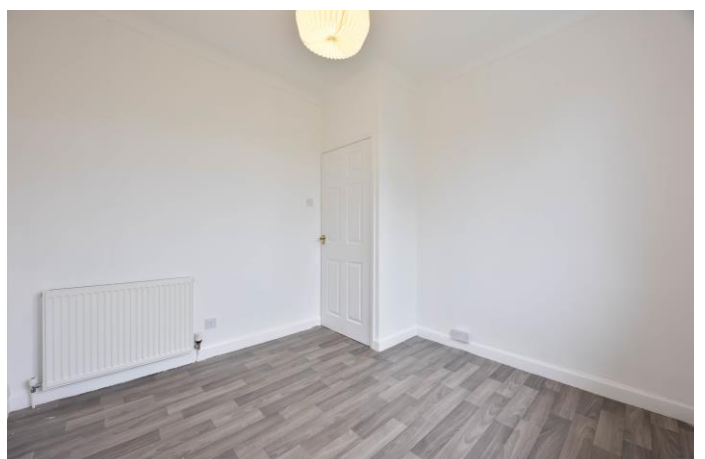
The ground floor features a particularly spacious open-plan living and dining room, with a bay window to the front, feature fireplace and French doors from the dining area opening directly onto the rear garden. The fitted kitchen sits alongside, with access to an additional versatile room, ideal as a home office, playroom, utility space or further reception room.

Upstairs are three good-sized bedrooms, with the main bedroom benefitting from an extensive range of fitted wardrobes and storage. There is also a family bathroom and separate WC.

Externally, a large paved frontage provides ample off-road parking, while to the rear a patio area leads to an already generous garden with the lower half currently being rented via the local council. The garden enjoys an open aspect towards the neighbouring children's playing field.

Offering approximately 968 sq ft of accommodation, this is a substantial traditional semi-detached home with generous room proportions, a great-sized plot and plenty of scope for a new owner to make it their own.

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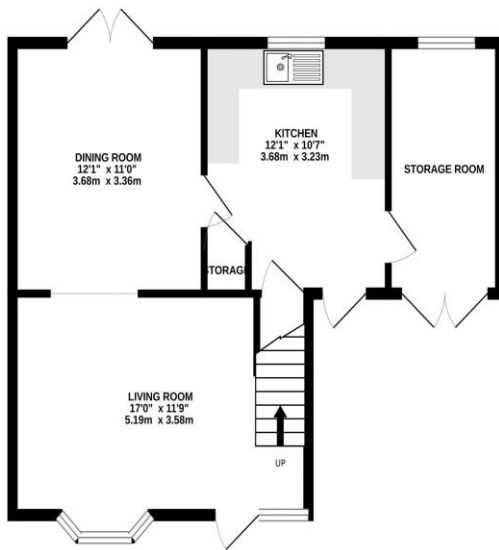


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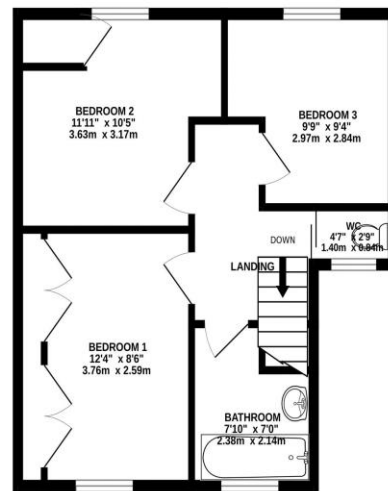


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GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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