MORGAN H LEWIS



Asking Price £140,000

Silverdale Avenue, Wigan WN2 2NS

*Three Bedroom Semi-Detached Property

*Spacious Living/Dining Room

*Fitted Kitchen

*Gated Driveway & Neat Front Garden

*Enclosed Rear Garden With Brick-Built Outhouse

*Close To All Local Amenities

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Situated in a popular residential area of Ince, this three-bedroom semi-detached property offers well-proportioned accommodation, off-road parking and gardens to both the front and rear. Neatly presented throughout, the property would make an ideal purchase for first-time buyers, couples or growing families looking for a home with plenty of potential.

Upon entering, you are welcomed into a spacious living/dining room which provides an excellent amount of space for both relaxing and entertaining. The generous proportions allow for a comfortable lounge area alongside a dedicated dining space, with natural light helping to create a pleasant and inviting feel. To the rear of the ground floor is a fitted kitchen, offering a range of units and worktop space, with access through to the adjoining hallway and staircase leading to the first floor.

To the first floor, the landing provides access to three bedrooms and a shower room. The principal bedroom is a particularly good-sized double, with the second bedroom also offering comfortable double accommodation. Bedroom three provides a versatile additional room, ideal for a child's bedroom, nursery, home office or dressing room. Completing the accommodation is a shower room fitted with a shower enclosure and WC.

Externally, the property benefits from a neat and tidy front garden, alongside a gated driveway providing valuable off-road parking. To the rear, there is an enclosed garden which has been designed with ease of maintenance in mind, featuring artificial grass and a tarmac area, providing useful outdoor space for relaxing, entertaining or family use. There is also the added benefit of a brick-built outhouse, offering useful external storage.

Silverdale Avenue is situated within the Ince area of Wigan, conveniently positioned for a range of local amenities, everyday shopping facilities and well-regarded local schools. There are nearby bus routes and Ince railway station is within easy reach, providing connections for those commuting further afield. Wigan town centre is also accessible, offering a wider selection of shops, restaurants, leisure facilities and transport links.

Overall, this is a well-proportioned three-bedroom semi-detached home, offering a practical layout, generous living accommodation, off-road parking and enclosed gardens. Neatly maintained and ready for its next owners, early viewing is highly recommended to appreciate the accommodation on offer.

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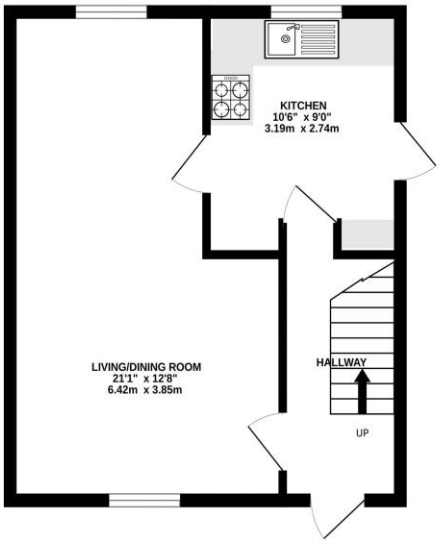




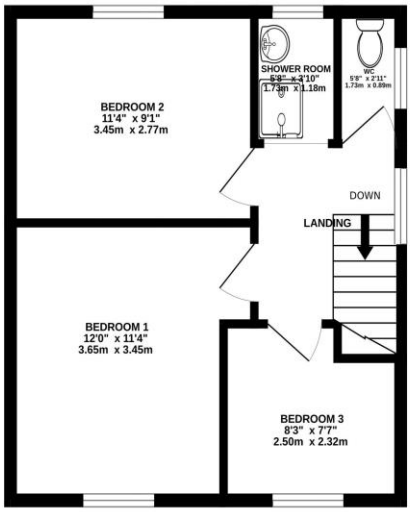


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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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