

MORGAN H LEWIS

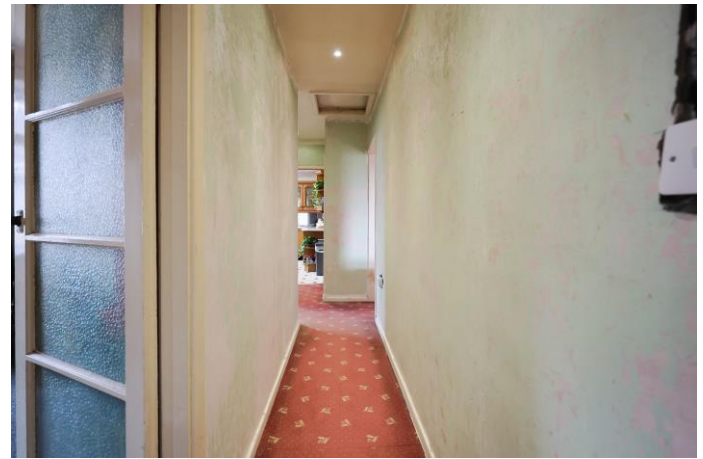


Asking Price £185,000

Camberwell Crescent, Wigan WN2 1BE

- *Three Bedroom Semi-Detached Bungalow
- *Full Re-Wire, New Roof, Boiler & Radiators
- *New Doors & Windows
- *Rendered Front Elevation
- *Modern Three-Piece Shower Room
- *Scope To Create A Bespoke Modern Interior
- *NO UPWARD CHAIN

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Offering an exciting opportunity for buyers looking for a property they can truly make their own, this three-bedroom semi-detached bungalow on Camberwell Crescent has already benefited from a substantial programme of essential improvements.

A number of the major and often costly works have already been completed, including a full re-wire, new roof, new boiler and radiators, new doors and windows, along with rendering to the front elevation. This provides an excellent starting point for the next owner, with the remaining work largely centred around bringing the interior up to a modern standard.

The accommodation is well laid out and offers a welcoming entrance porch, hallway, generous living room, separate dining room, kitchen, three bedrooms and a modern shower room. The separate reception and dining areas provide flexibility for both everyday living and entertaining, while the three bedrooms make the property suitable for a range of buyers.

The modern shower room has already been completed and features a contemporary three-piece suite with stylish tiling, providing one of the property's finished spaces and demonstrating the potential for the rest of the accommodation.

The remainder of the interior requires full modernisation, presenting a fantastic opportunity for a purchaser to choose their own kitchen, décor, flooring and finishes and create a home tailored to their individual taste.

Externally, the property benefits from a driveway to the front, providing valuable off-road parking. To the rear is a good-sized garden which requires some attention and landscaping, but offers plenty of scope to create an attractive outdoor space for relaxing and entertaining.

Situated on Camberwell Crescent in the New Springs area of Wigan, the property occupies a residential setting with local bus stops within easy reach. Wigan town centre is approximately two miles away, providing access to a wide range of shops, supermarkets, restaurants, leisure facilities and everyday amenities. The area also benefits from convenient rail connections, with Wigan Wallgate and Wigan North Western stations both around 1.8–1.9km away, while Ince railway station is also nearby.

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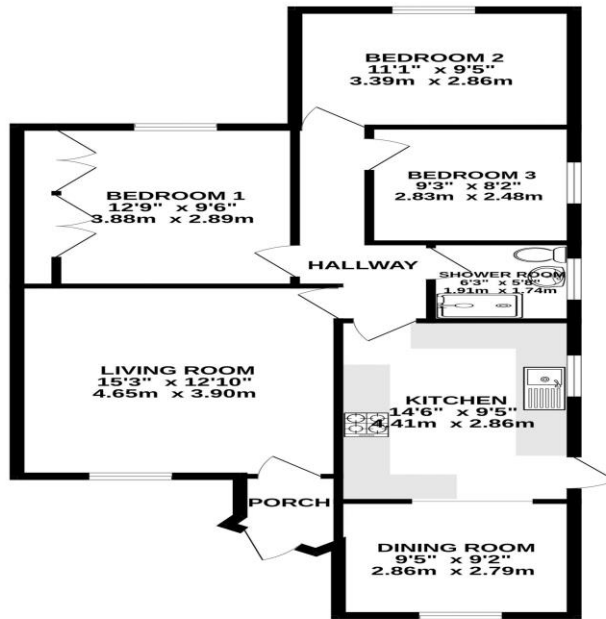


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GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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