



# Breakey & Co



**St. Stephens Avenue, Whelley**

**Offers in Excess of £145,000**

- Two double bedrooms
- Beautifully presented throughout
- Perfect for first time buyers
- Study/ cot room
- Open plan kitchen/ diner
- Viewings essential
- Traditional semi-detached
- Log burner
- Popular location



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## DESCRIPTION

Positioned along St Stephens Avenue in the popular area of Whelley is this beautifully presented semi-detached property. This traditional home presents a very exciting opportunity for a first time buyer or young family therefore early viewings are highly recommended to avoid disappointment. Locally the accommodation rests with handy access to shops, amenities, schools, transport links and Wigan town centre. Arranged across two floors, accommodation highlights include; welcoming entrance hallway, tastefully decorated lounge warmed by cosy log burning fire and the modern open plan kitchen/ diner equipped with an integrated oven, hob extractor hood and breakfast bar. To the first floor the landing area gives access to two double bedrooms, one study/ cot room and the stylish family bathroom. Externally this attractive home offers a good sized low maintenance garden to the rear. To the front elevation is a driveway providing off road parking. Call us today to arrange a viewing on this superb family home.





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## ACCOMMODATION

**Lounge** 10' 4" x 11' 6" (3.16m x 3.51m)

**Kitchen/Diner** 15' 11" x 12' 0" (4.86m x 3.67m) *Max Point*

**Study** 7' 4" x 6' 9" (2.24m x 2.06m) *Max Point*

**Bedroom 1** 10' 8" x 11' 1" (3.24m x 3.38m)

**Bedroom 2** 10' 8" x 9' 9" (3.24m x 2.96m)

**Bathroom** 6' 4" x 6' 8" (1.94m x 2.02m)





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GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.

1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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