

MORGAN H LEWIS



Asking Price £260,000

Eskdale Avenue, Wigan WN1 2HA

- *Beautifully presented character semi detached house
- *Fantastic location close to Mesnes Road
- *Impressive lounge and dining room
- *Ground floor shower room
- *First floor family bathroom with bath and shower cubicle

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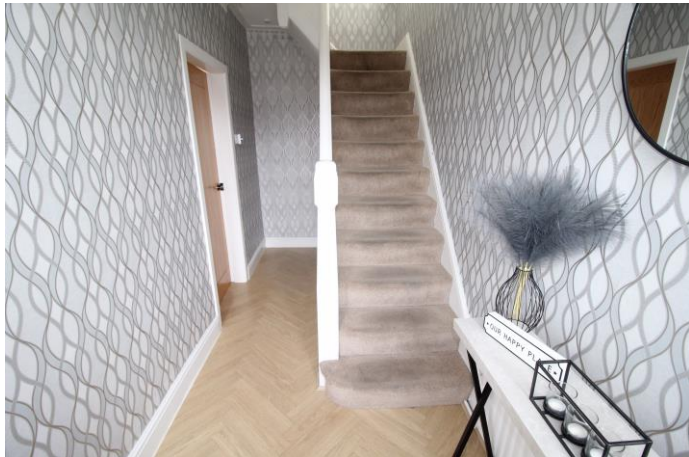
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Morgan H Lewis are delighted to offer for sale this attractive character semi-detached house situated at the corner of Danesway and Eskdale Avenue within walking distance of Mesnes Road, Mesnes Park, the Town Centre and Stations for travel to Liverpool and Manchester.

The property has an impressive wide frontage with a block paved drive providing ample parking. There is central heating and double glazing and the property offers over 1000 square feet of beautifully presented accommodation. To the ground floor there is a reception hall, front dining room with bay window, this intercommunicates with the rear lounge which has french doors opening onto the rear gardens. There is a generous, fully fitted dining kitchen with integrated eye level double oven and hob and there is a ground floor shower room with shower cubicle, washbasin and low level WC. To the first floor there are three bedrooms, two generous doubles and a single and there is an enlarged family bathroom with bath, shower cubicle, washbasin and low level WC. To the outside there is ample parking to the front and an attached garage that has been divided to provide a garage section at the front, perfect for bikes and a utility room at the rear with door to the garage and door to the rear. There are mature rear gardens mainly laid to lawn which provide a great entertaining space.

The property is available with no onward chain and viewings are strongly recommended to appreciate both the location and the quality of the accommodation on offer.

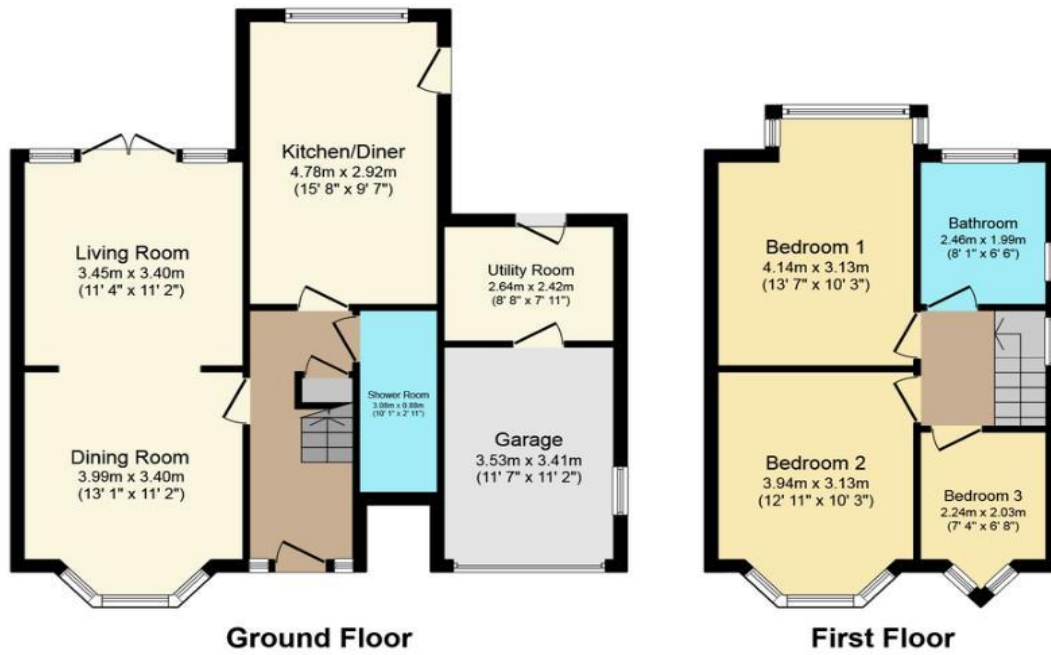
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Total floor area 101.0 sq. m. (1,087 sq. ft.) approx