

MORGAN H LEWIS



Asking Price £365,000

Navenby Road, Wigan WN3 5QJ

- *Fantastic four bed roomed detached house
- *Beautifully presented accommodation
- *Extended and re-modelled accommodation
- *Re-fitted kitchen, bathroom and en-suite
- *Impressive living space including lounge, dining room, orangery, study/playroom, kitchen, utility and cloakroom

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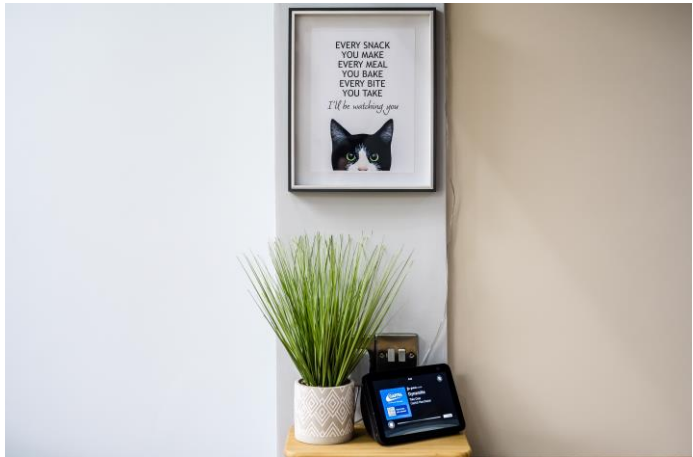
A fantastic opportunity to purchase a beautifully extended 4 bedroomed detached house, situated within a desirable spot in a much sought-after residential area. The property is well placed for access to local shopping and schooling, easy access to Wigan and the M6 Motorway and a short walk into Wigan Flashes Local Nature Reserve.

The property is centrally heated and double glazed and offers beautifully presented accommodation. To the ground floor there is a generous reception hall with access to a handy reception room and an impressive 26' living room. The rear of the property opens up into the heart of the home, a beautifully appointed, open plan kitchen diner, with shaker style kitchen, large windows, skylights and French doors, making a perfect place for entertaining, or relaxing as a family. Finally downstairs is a handy utility room and integral garage.

To the first floor there are four good sized bedrooms, the master having an en-suite shower room and the three double rooms both having quality fitted wardrobes. The family bathroom has been re-fitted to a high standard. To the outside there is a full width driveway, with parking for multiple vehicles and to the rear you can really appreciate the size of the plot with fantastic landscaped gardens with paved seating areas, a large lawn, and a lovely sunny aspect.

Viewings are essential to appreciate both the location and the quality of the accommodation on offer.

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Total Approx. Floor Area 1679 Sq.ft. (156.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

