

# MORGAN H LEWIS



**Asking Price £310,000**

**Lynton Avenue, Wigan WN6 7PR**

- \*Fantastic extended detached house of character
- \*Sought-after location within walking distance of local amenities
- \*Beautifully presented accommodation
- \*Spacious open plan lounge, dining room and conservatory
- \*Quality fitted kitchen

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A fantastic opportunity to purchase an extended, character detached house situated in a sought-after residential area within walking distance of local shopping and schooling and convenient for the Town Centre, Mesnes Park and Robin Park.

With extensions and a loft conversion the property offers fantastic family accommodation. Externally the gardens have been landscaped for low maintenance and are perfect for entertaining with a hot tub, outdoor bar and a fantastic entertainment room. The property is centrally heated and double glazed and impresses throughout with the use of quality materials and finishes. The accommodation briefly comprises, to the ground floor, reception hall, front lounge with bay window and log burner, this room intercommunicates with the dining room which in turn opens onto the conservatory via glazed double doors. The kitchen is beautifully fitted with cream, high gloss units and solid wood worktops. To the first floor there are three bedrooms and a family bathroom with bath and shower cubicle, above this an impressive loft conversion provides a master bedroom with en-suite shower room.

The property is available with no onward chain and if you are looking for a detached family home, look at the new builds and then come and view this beautiful character property, there really is no contest.

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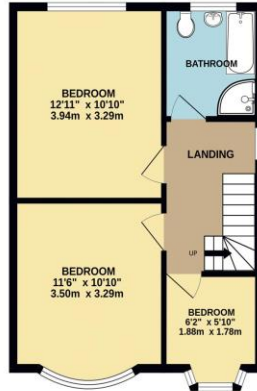


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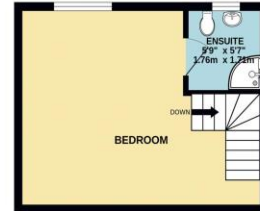
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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