

MORGAN H LEWIS



Asking Price £425,000

Moxon Way, Wigan WN4 8SW

- *NO ONWARD CHAIN
- *Recently Refurbished to a High Standard
- *Four Double Bedrooms
- *Generous Plot
- *Cul-De-Sac Position

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Probably one of the most desirable homes on Manor Park this beautifully presented, Redrow built detached house occupies a fantastic cul-de-sac location on the most sought-after development in Ashton. The location allows easy access to local schools and shops and is a short drive to the M6 Motorway and East Lancs. Road for commuters.

Built to a high standard and having recently been refurbished and completely upgraded by the current vendors, this home certainly has the “wow factor” and is presented in turn-key condition. The accommodation extends to over 2000sqft and upon entry into the welcoming hallway, Crittall style doors lead into the modern and welcoming lounge, with eye catching stucco feature chimney breast with built in entertainment space and living flame inset fire, the room is tied together with composite herringbone flooring, which flows throughout the entire of the ground floor of the house. An impressive 26’ conservatory expands the width of the rear of the property, which provides a fantastic entertaining space, or a place to enjoy the outdoors without being subject to the weather. The show stopper of this house is the kitchen diner, a range of modern slate style doors with contrasting worktops, double oven, dishwasher and fridge/freezer and handy kitchen island create a stylish and impressive space which is finished with inset LED mood lighting. This room provides the perfect space for family living, providing space to entertain, relax and cook in one room. Separate, but just off from the kitchen is a handy matching utility space, which gives access to the large integral double garage and garden. Finally to the downstairs is a cosy office with bay window. The property is available fully furnished, included in the sale.

To the first floor there are four generous bedrooms, with the master having built in wardrobes, bay window and a recently fitted ensuite bathroom, with impressive walk in shower, with recessed storage and Bluetooth speaker system. The second bedroom also contains built in wardrobes, with the third bedroom having its own walk-in-wardrobe. The master bathroom finishes off the first floor, which again is well appointed, modern and impressive, finished with sleek black tiling and consisting of shower over bath, vanity basin and w.c. To the outside the property occupies an impressive plot on a quiet cul-de-sac with ample parking for multiple vehicles and an outlook onto mature trees. The rear gardens are private and mainly laid to lawn, with plenty of space for entertaining and relaxing.

This property is available with the added benefit of NO ONWARD CHAIN. Viewings are essential to appreciate all that this property has to offer.

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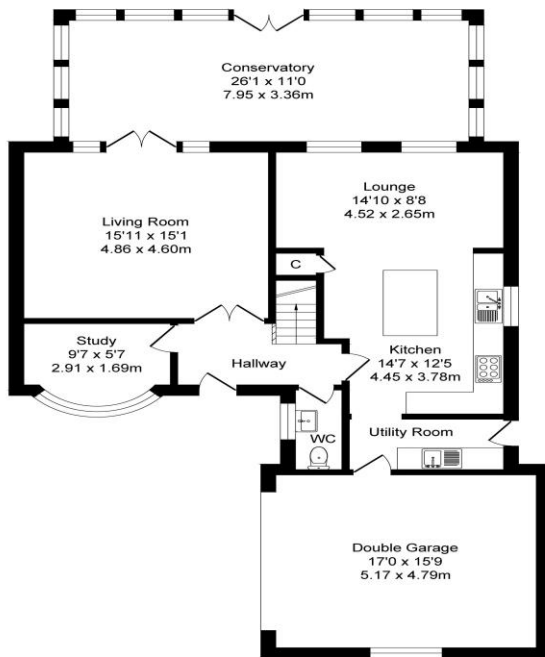


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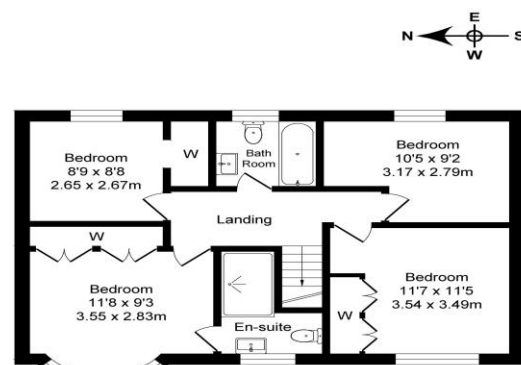
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Total Approx. Floor Area 2033 Sq.ft. (188.8 Sq.M.)

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.



Ground Floor
Approx. Floor Area 1362 Sq.Ft (126.5 Sq.M.)



First Floor
Approx. Floor Area 671 Sq.Ft (62.3 Sq.M.)

