

MORGAN H LEWIS



Asking Price **£799,950**

Limes Avenue, Wigan WN6 0AB

*Stunning Executive Property

*Private Plot

*Seven Bedrooms

*Open Plan Living Space

*Cinema Room/Snug

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This incredible detached executive home is the epitome of luxury living, with beautifully presented accommodation and an extremely high standard of finish throughout its 3211 square feet.

Living areas are centred around large welcoming area, which introduces guests and leads through to stunning rooms that are just perfect for family living and entertaining on a grand scale. This is a home that is modern and charming in equal measures, and it stands as one of the most impressive lifestyle properties in the village, with private low maintenance gardens, a private gated plot and large driveway, with ample parking for multiple vehicles. Accommodation highlights include a reception hallway, a two-piece downstairs cloaks/wc, a beautiful lounge, with bay window and wood burning stove which is open to a formal dining area, with velux skylights and French doors flooding the area with natural light. This room leads onto the snug, which itself is flooded with natural light from skylights and bi-fold doors. The stunning 23' kitchen makes wonderful space in which to entertain in style, fitted with a comprehensive range of bespoke units with a centre island, quartz worktops, and quality integrated appliances. The kitchen, dining room and living room create an open space, perfectly suited to modern family living. Finally, to the ground floor is the integral spacious double garage.

On the first floor the feature gallery landing gives way to five impressive, three of which are fitted with fitted wardrobes and two of which have ensembles, with the master ensuite featuring a spa-style shower with seating area. A luxury three-piece bathroom finishes off the first floor, with freestanding bath, double vanity sinks and inset LED mood lighting. To the second floor, there are two further impressive bedrooms, one with fitted wardrobes and velux skylights.

Externally, the property has gated intercom access to a large, block paved forecourt parking area with driveway access to the integral double garage with electric door and front lawn. The plot is private and impressive, with the rear of the property being lined by mature trees, with block paved pathway and patio space, finished off with low maintenance astroturf making this the perfect space for entertaining in privacy. Early viewings are recommended on this impressive home.

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Limes Avenue, Standish, Wigan Total Approx. Floor Area 3211 Sq.ft. (298.3 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.

