

MORGAN H LEWIS

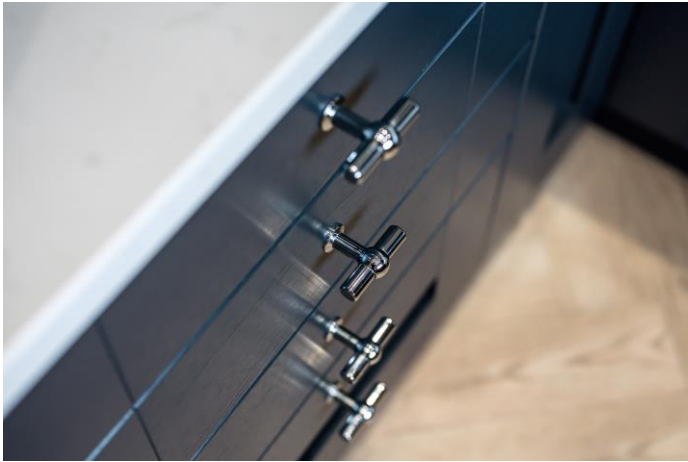


Asking Price £260,000

Walkden Avenue East, Wigan WN1 2DX

- *Stunning Traditional Home
- *Renovated to an Impeccable Standard
- *Three Bedrooms
- *Open Plan Kitchen Diner
- *Off Road Parking

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Located in the heart of Swinley, Walkden Avenue East, lined with cherry blossom trees is perfectly situated, with easy access to Wigan town centre and its rail links to Manchester and Liverpool and within walking distance of the trendy bars and restaurants of Swinley and Mesnes Park.

This beautiful semi-detached home has been painstakingly renovated by its current owners to an impeccable standard, whilst still maintaining its original charm and character that you would expect from a property of this age. Offering the next owners the opportunity to unpack into a stunning turn-key home and relax. The accommodation extends to approximately 1100 sq feet and briefly comprises of: Original archway porch, with natural light flooding in through stained glass and leading into the welcoming entrance hallway, with stylish tiles, original staircase and coving and provides access to the rest of the downstairs living space. The living room is a lovely space, with walk-in bay window, sanded wooden floors and brick fireplace with log burner with built in storage units to either side. Finally, to the downstairs this house continues to impress, the 20ft open plan kitchen diner has been tastefully appointed, with a high quality navy shaker style kitchen with integrated appliances and range cooker, herringbone flooring and another bay window with French doors, making this the perfect place to cook and relax as a family or entertain friends.

The first floor provides three excellent bedrooms centred around a bright and spacious landing space. The master bedroom having a bay window, to create a lovely bright space and tasteful wooden panelling which blends in seamlessly with the original refurbished oak doors. Bedroom two is located to the rear of the home, also a bright and spacious room, which looks out over the gardens. Bedroom three is also a good size, with built in wardrobes making this a handy space for multiple uses. A tastefully appointed family bathroom completes the first floor and includes a stylish three piece suite including a panelled bath with overhead shower, wash hand basin and w.c. The room is tied together subway tiling and stylish tiled flooring. Externally, there is ample off road parking on the stone driveway to the front of the property, which is set behind a traditional low red brick wall. To the rear of the home the South facing garden provides a great space for relaxing and outdoor entertaining, a flagged patio leads onto a lawned garden, which is not overlooked as the landscape drops down, offering a private oasis in the heart of Swinley.

Early viewings are highly recommended to avoid disappointment on this stunning home.

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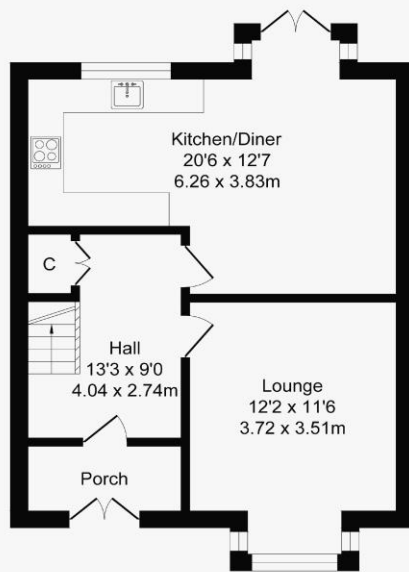


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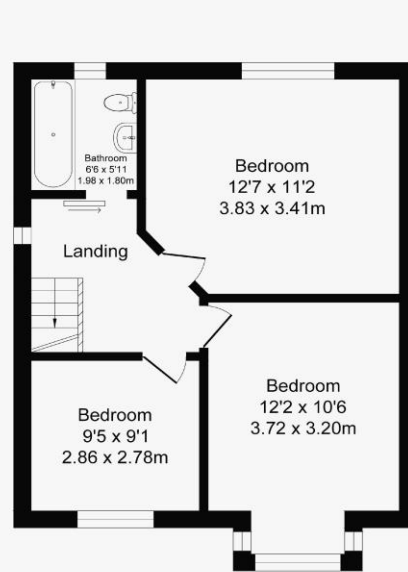
Total Approx. Floor Area 1074 Sq.ft. (99.8 Sq.M.)

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 542 Sq.Ft (50.4 Sq.M.)



First Floor

Approx. Floor Area 532 Sq.Ft (49.4 Sq.M.)

