

# MORGAN H LEWIS



Asking Price £210,000

**Avondale Road, Wigan WN1 2BE**

- \*Stunning End Terraced Home
- \*Over 1700sqft of Accommodation
- \*Loft Conversion
- \*Private Sunny Rear Garden
- \*Traditional Features



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Situated in the heart of Swinley, this handsome period property extends to an exceptionally generous 1704 sq ft of accommodation offering a superb floor plan, and just steps away from the beautiful Mesnes Park. Presented wonderfully, this traditional home offers the opportunity for its next custodians to move in and enjoy.

The accommodation briefly comprises of a lovely entrance vestibule leading to an impressive hallway and staircase to the first floor. The lounge is positioned to the front of the home and is centred around a grand sash bay window, with cast iron fireplace, picture rails and ceiling rose. There is a cosy second reception room positioned at the rear of the home, again with stunning original features and wonderful exposed brick fireplace, complete with wood burning stove for those cosy winter evenings, French Doors lead out to the garden and flood the space with natural light. To the rear of the property is a large galley kitchen, fitted with traditional shaker style units and a range of integrated appliances, including double oven and gas hob. There is also a handy utility space to the rear of the property, with access to the downstairs w.c.

The first floor offers three excellent bedrooms, two of which are large doubles, the master bedroom spanning the entire width of the property, with fitted wardrobes. The main family bathroom is stylish and fully tiled with a four piece bathroom suite consisting of bath, basin, w.c. and enclosed shower. Finally, this property keeps on going, a loft conversion tops off the accommodation, with velux windows flooding the room in natural light, this space is perfect as a home office, play room or even potential bedroom. The handsome exterior is ornately finished and is garden fronted with stunning tiled walkway as you approach the property.

To the rear, there is gated courtyard garden, which is not overlooked and being an end terrace enjoys the afternoon sun. Positioned in the heart of Wigan, in one of the area's most desirable streets and within walking distance of the town centre, hospital and the pretty park, this lovely home is located on a tree lined street. The town centre offers shops, bars and dining and superb railway access with two train stations offering direct links to Manchester, Liverpool and London. There is also easy access to the motorway network.

Viewings of this delightful home offered with no onward chain and vacant possession are now welcomed.



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## Avondale Road Total Approx. Floor Area 1704 Sq.ft. (158.3 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.

