

MORGAN H LEWIS



Asking Price £135,000

Walkden Avenue, Wigan WN1 2JN

***Attention First Time Buyers & Investors**

***2 Bedrooms**

***Top Floor Apartment**

***Immaculate Condition**

***Prime Location**

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Positioned in the heart of Swinley, this spacious two-bedroom apartment which can be accessed via a lift is located on the top floor of this purpose-built apartment block and is being offered for sale with no onward chain, or alternatively with a tenant.

The small exclusive development is well cared for and conveniently located. One of the most outstanding highlights of this apartment are light, bright rooms with views over Wigan. Accessed via a smart communal hallway, shared by only six apartments in this block (two on each floor), this easy to care for apartment is surrounded by green spaces.

The accommodation, which extends to approximately 652 sq ft, briefly comprises an entrance hallway with built-in storage cupboards, ideal for cloaks and larger household items. The hallway also leads to the rest of the apartment including the lovely open plan lounge, with kitchen and dining area. This great sized room features a Juliet balcony with French doors, filling the room with light. There is ample space for dining and an attractive fitted kitchen which includes a range of wall and base units including an integrated dishwasher and oven. The whole room has been finished with neutral laminate flooring throughout. There are two great bedrooms included in the apartment with bedroom one featuring an en-suite shower room, vanity wash hand basin and w.c. Bedroom two is a good-sized double with a large velux window making this a nice bright room. The apartment is finished with a family bathroom which also includes a bath, wash hand basin and w.c.

Externally, the apartment also includes a designated parking space along with ample guest parking. The building also offers communal green spaces. Swinley offers a wide variety of local shops and trendy bars, within walking distance is the beautiful Mesnes Park and Wigan town centre with excellent rail links. Easy motorway access, particularly to the M61 also make this property a perfect commuter base.

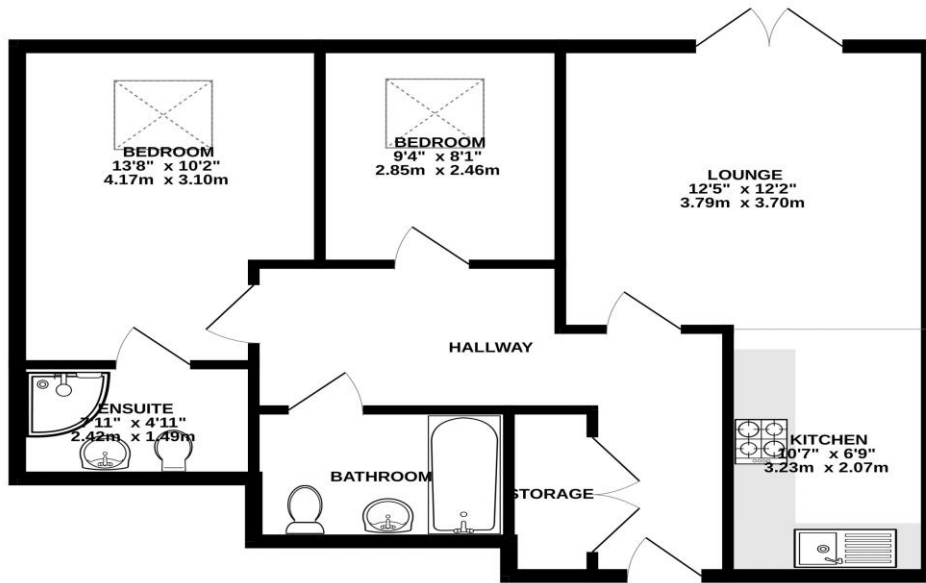
Viewings of this well cared for, and stylishly presented apartment, are now welcomed.

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652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 taken 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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