

MORGAN H LEWIS



Asking Price £310,000

Holme Avenue, Wigan WN1 2EH

*Stunningly Presented 1930's Semi

*Three Bedrooms

*Skillfully Extended

*Open Plan Kitchen Living

*Driveway Parking

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Now available for purchase, this lovely 1930's family home has been finished to an outstanding standard and is presented in turn-key condition with attention to detail throughout allowing its next owners to move in, unpack and enjoy. This stunning family home is situated within walking distance of Haigh Hall, Wigan Infirmary and Wigan town centre as well as the trendy bars and café's of Swinley.

Offering a thoughtful and flowing floor plan with quality touches at every turn. The present owners have skilfully extended the property for modern day living, which briefly comprises; reception hallway, lounge with a lovely walk-in bay window with attractive new shutters, a beautiful open family kitchen with vaulted ceiling, velux windows and Bi Fold doors, three bedrooms and family bathroom. Outside there is parking to the front and a pretty rear private garden.

On entering the property there is an impressive reception hallway, with quality wooden flooring and spindle staircase. The hallway leads through to a stunning light filled lounge with large bay window sitting to the front of the property and featuring tasteful decor. The rear of the home features a stunning extension with a vaulted ceiling and open plan and centred around a lovely island. The kitchen which is fitted with a comprehensive range of timeless shaker style wall and base units, is completed with an array of integrated appliances including a fabulous range cooker. The kitchen area opens into the family room, which is the perfect place for entertaining friends or relaxing as a family, centred around a wood burning stove and with bi-fold doors perfectly framing the garden behind.

The first floor offers three excellent bedrooms, with attractive traditional style panelling and a superb contemporary family bathroom, finished in white and comprising low flush wc, vanity wash hand basin and slipper bath complete with shower over. Complementary tiling to the walls and floor completes the stylish look. Outside, the property benefits a wonderful plot with a private garden to the rear, which is laid to lawn with flower beds, a summer house and a patio area. To the front there is flagged driveway for parking, leading to an attached garage and even an electric charging point.

Enjoying a superb location within walking distance of some lovely local eateries and the fabulously restored Mesnes Park and Haigh Country Estate, this attractive traditional home is in ready to move into condition and is a superb, attractive family home.

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17 Holme Avenue, Swinley

Total Approx. Floor Area 1164 Sq.ft. (108.2 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.

