

MORGAN H LEWIS



Asking Price £210,000

Dawson Avenue, Wigan WN6 8QN

- *No Onward Chain
- *Traditional 1930's Semi Detached Home
- *Three Bedrooms
- *Driveway Parking
- *Detached Garage

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Now available for sale, this delightful three bedroom traditional semi detached home. Situated along the popular Dawson Avenue, within walking distance of excellent local schools, shops and nature walks.

This 1930's home has been very well maintained by the former owners and offers the opportunity for its next custodians to move in with ease and make this lovely house their own. The accommodation briefly comprises of; entrance porch with uvpc door and double glazing, leading into the welcoming entrance hallway, which gives access to the ground floor accommodation and stairs lead up to the first floor. The front living room/dining room has a walk in bay window, flooding this room with natural light. To the rear of the property is another living room, with large chimney breast and window looking out to the fabulous garden. The large galley kitchen completes the ground floor, with a range of stylish wall and base units in gloss white, with contrasting worktops and a range of integrated appliances including double oven and electric hob, the kitchen opens into a matching utility space, with washer and dryer with uvpc door leading outside to the garden and garage. To the first floor there are three excellent bedrooms, with two of them being good doubles, enjoying built in wardrobe space, with bedroom three setup as a home office.

Finally, to the first floor is a good sized shower room with separate w.c. Externally this property continues to shine, a large driveway runs the entire length of the house, to a detached garage, offering both ample parking and the opportunity to possibly include a double height extension, subject to planning permission. The rear garden is a good size and has clearly been cared for. Mostly paved and not overlooked from the rear, this is a beautiful space to enjoy outdoor entertaining and relaxing in the summer months.

This lovely home is available with no onward chain, early viewings are recommended to avoid disappointment.

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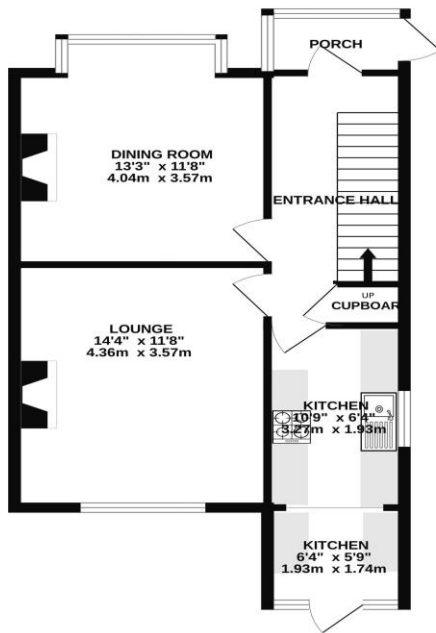


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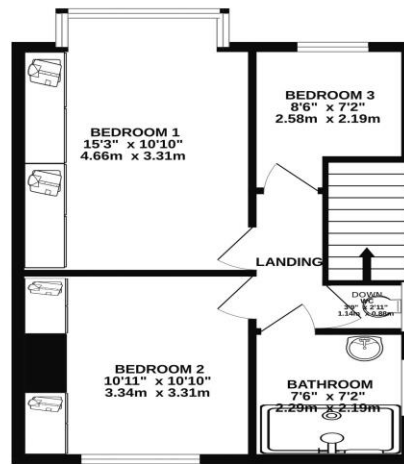


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GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 sq.m.) approx.

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