

MORGAN H LEWIS



Asking Price £229,950

Queensway, Wigan, WN1 2JA

- *Well Presented Semi Detached Home
- *Three Bedrooms, One with En Suite
- *Modern High Gloss Kitchen/Diner with Integrated Appliances
- *Beautiful Shower Room
- *Enclosed Private Rear Garden with Decking and Lawned Areas

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A beautiful, character semi-detached house situated off Walkden Avenue within a sought-after residential area which is a short walk into Mesnes Park and to the Town Centre for shopping and railway stations providing great links to Liverpool, London and Manchester.

The property has been refurbished to a high standard and finished with stunning, contemporary presentation. There is central heating and double glazing and window shutters to the front elevation. The accommodation briefly comprises, to the ground floor, entrance hallway with composite entrance door, front lounge with bay window, family kitchen fitted with high gloss wall and base units, contrasting worktops and island unit, integrated Neff four ring hob and oven, with extractor and microwave, integrated fridge freezer, washing machine and dishwasher. Column radiator and French patio doors opening onto the fabulous rear gardens.

To the first floor there are three bedrooms and a re-fitted shower room finished to a high standard. To the outside there are mature front gardens with steps leading up to the front door, whilst to the rear you will find a private enclosed garden with decking leading to the artificial lawns with planted borders.

Viewings are recommended to appreciate both the location and the stunning presentation of this home.

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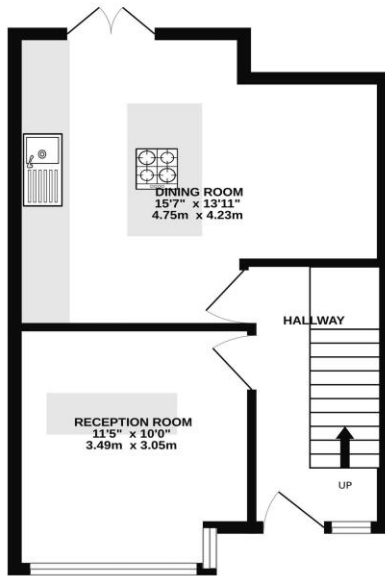


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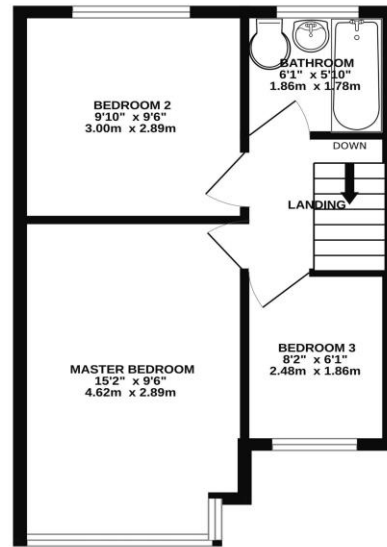


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GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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