

MORGAN H LEWIS



Asking Price £230,000

Throstlenest Avenue, Wigan WN6 7AR

- *Attractive Traditional Mid Terraced Home
- *Three Bedrooms and Two Reception Rooms
- *Beautiful Shaker Style Kitchen
- *Stylish Modern Bathroom
- *Generous Rear Garden and Detached Garage

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Now available for purchase is this attractive traditional-style, bay fronted, semi-detached house. The property offers a generous floor plan, extending to approximately 1400sqft, with a layout perfect for modern day living, and carefully curated to provide the next owner the ability to move in, unpack and enjoy.

The accommodation briefly comprises of an entrance vestibule, with a hallway leading to the ground floor living space, with stairs to the first floor. The lovely light and bright lounge is situated at the front of the home, with stunning original, coving and ceiling rose, walk-in bay window and fresh carpeting. To the rear of the home is the spacious rear living space, with a feature log burner, with attractive exposed brick surround and a large window looking out to the garden and flooding this room with natural light. The large galley kitchen is beautiful, carefully blending modern comforts with traditional setting, with shaker style doors and contrasting oak worktops, built in oven and microwave.

The first floor offers three excellent bedrooms, two very good doubles and a single, all of which are light and bright, with the master bedroom enjoying large fitted wardrobes. The family bathroom contains a stylish modern three-piece suite in grey incorporating a panelled bath with over shower, vanity wash hand basin and wc all tied together with attractive tiling.

Externally, this property continues to shine, there is a paved front garden, setting the house back from the road. The excellent rear garden is a generous size, and not directly overlooked from the rear, making this space lovely and bright, perfect for entertaining in the summer months. With a covered raised seating area allowing the property to be enjoyed in all weather. The garden is paved, with handy astroturf for easy maintenance, with a detached garage which is ideal for storage or off-road parking if required, or could potentially be converted into a home office, gym or hobby space.

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GROUND FLOOR
821 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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