

# MORGAN H LEWIS



**Asking Price £310,000**

**Green Hayes Avenue, Wigan WN1 2EP**

- \*Character Semi Detached House
- \*Two Reception Rooms and Three Bedrooms
- \*Some Original Features
- \*Modern Kitchen and Bathroom
- \*Ample Driveway Parking



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Occupying a desirable location just off Mesnes Road, this beautiful character semi-detached house is within walking distance of local shops and bars, Mesnes Park, the Town Centre and Railway Stations.

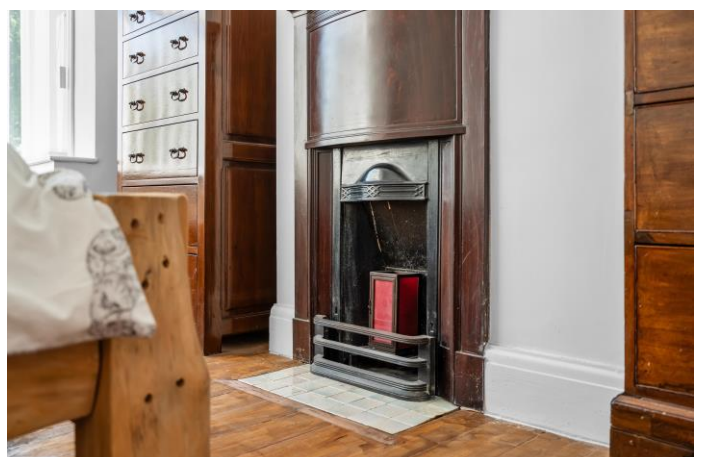
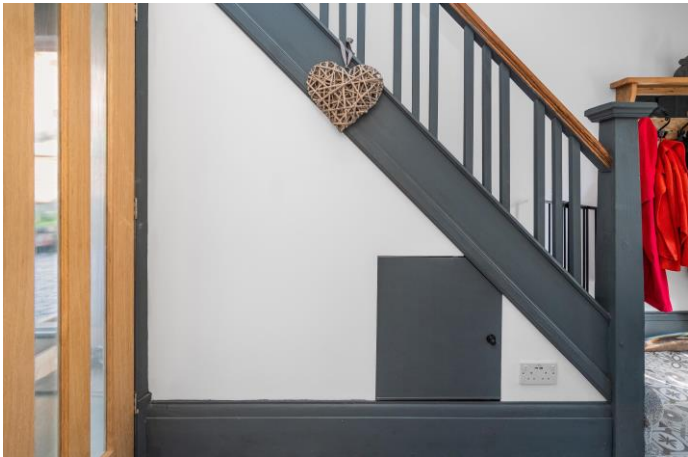
The property offers bright, well-proportioned living space and retains many original features. There is central heating and double glazing and the accommodation briefly comprises, to the ground floor, entrance hall, dining room at front with large bay window, original fireplace, large rear lounge with original fireplace. The kitchen is fitted with a range of shaker style wall and base units with contrasting worktops.

To the first floor there are three generous bedrooms and a large bathroom. The two double bedrooms benefit from the original fireplaces and bedroom two has handy fitted wardrobes. A special feature of the property are the gardens these are laid to lawn, paved and at the rear are not overlooked. There is driveway parking to the front and side of the property.

Properties are rarely available in this sought-after location and viewings are essential to appreciate the potential.



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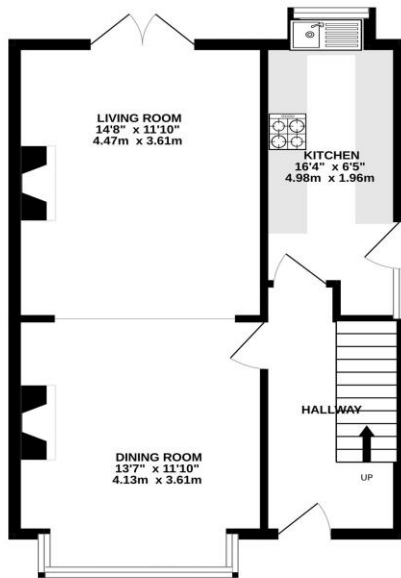


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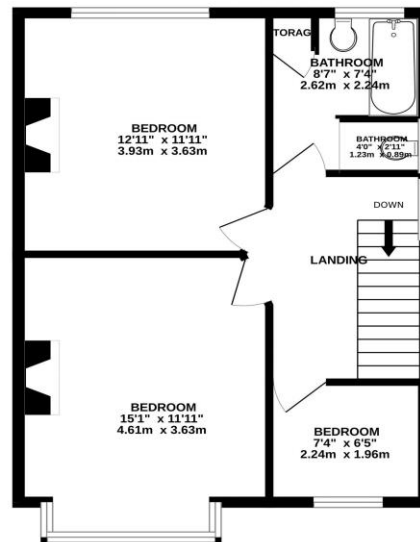


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GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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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