

MORGAN H LEWIS



Asking Price £280,000

Lessingham Avenue, Wigan WN1 2HX

*NO ONWARD CHAIN

*Fantastic Plot

*Three Double bedrooms

*Open Plan Kitchen/ Dining/ Living Space

*Walking Distance to Mesnes Park and Haigh Hall

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A fantastic opportunity to purchase a beautifully presented, traditional semi-detached house, with an enviable plot, situated in a popular residential area of Swinley, within walking distance of trendy local bars and cafes, the Town Centre, Haigh Hall and Mesnes Park.

The living space is well thought out and briefly comprises, entrance hallway with stairs leading to the first floor, a cosy front lounge with walk in bay window and feature fireplace, perfect for those quiet nights. The rear of the house has been extended and thoughtfully laid out, with an open plan, which still offers privacy should it be needed. The second reception room opens up into the open plan kitchen dining room, with velux windows and french doors flooding this space with natural light and looking out to the impressively sized gardens.

To the first floor there are three good sized double bedrooms, with the two rear bedrooms enjoying excellent views and a fitted family bathroom with hand wash basin, wc and bath with shower over.

Externally the property benefits from a fantastic sized rear garden, and although it is currently hidden by nature, it's just waiting to be opened up into a truly impressive outside space, perfect for sunny evenings. There is a double driveway to the front providing ample off road parking.

The property is centrally heated and double glazed throughout. Contact us now to arrange your viewing.

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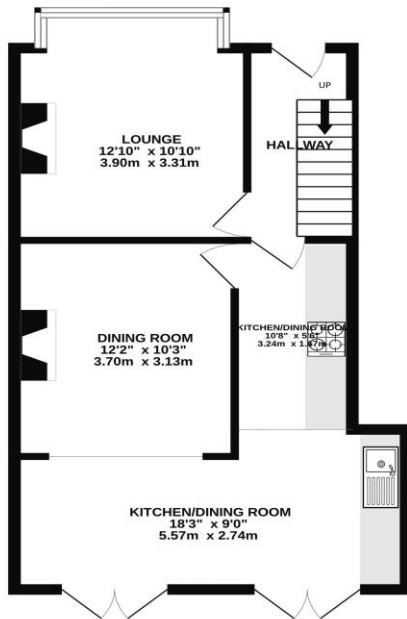


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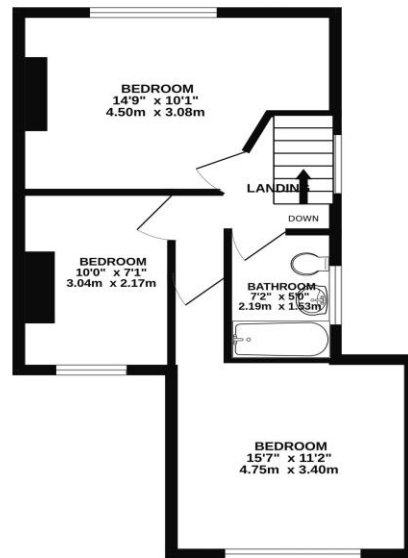


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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 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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