

# MORGAN H LEWIS



**Asking Price £135,000**

**Walkden Avenue, Wigan WN1 2JN**

**\*Extremely Well Presented Two Bedroom Flat**

**\*Situated in the Heart of Swinley**

**\*Close to Excellent Local Amenities**

**\*Two Double Bedrooms**

**\*En-suite Bathroom to Bedroom One.**

**\*Allocated Parking**

**\*Situated on Bus Route to Wigan/Standish/Chorley/Preston**

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Positioned in the heart of Swinley, this spacious two-bedroom apartment located on the middle floor can be accessed via a lift and is situated in this purpose-built apartment block and is now available for sale. The small exclusive development is well cared for and conveniently located. One of the most outstanding highlights of this apartment are it's light, bright rooms with views over Wigan. Accessed via a smart communal hallway, this easy to care for apartment is surrounded by green spaces.

The accommodation, which extends to approximately 683 sq ft, briefly comprises an entrance hallway with built-in storage cupboards, ideal for cloaks and larger household items. The hallway also leads to the rest of the apartment including the lovely open plan lounge, with kitchen and dining area. This great sized room features a Juliet balcony with French doors, flooding the room with natural light. There is ample space for dining and an attractive fitted kitchen which includes a range of wall and base units including an integrated washing machine and oven. The whole room is extremely well presented and cared for. There are two great bedrooms included in the apartment.

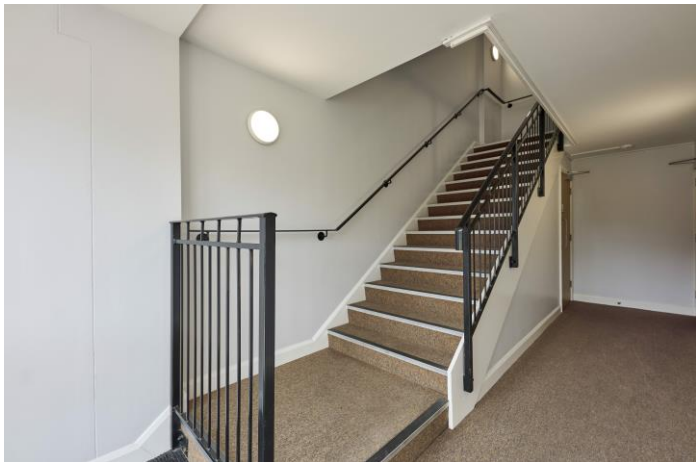
Bedroom one is bright and airy, offering an En-Suite shower room. Bedroom two is a good-sized double with large window flooding this room with light. The apartment is finished with a family bathroom which also includes a walk in shower unit, wash hand basin and w.c. Externally, the apartment also includes a designated parking space along with ample guest parking.

The building also offers communal green spaces. Swinley offers a wide variety of local shops and trendy bars, within walking distance is the beautiful Mesnes Park and Wigan town centre with excellent rail links. Easy motorway access, particularly to the M61 also make this property a perfect commuter base. Viewings of this well cared for, and stylishly presented apartment, are now welcomed.

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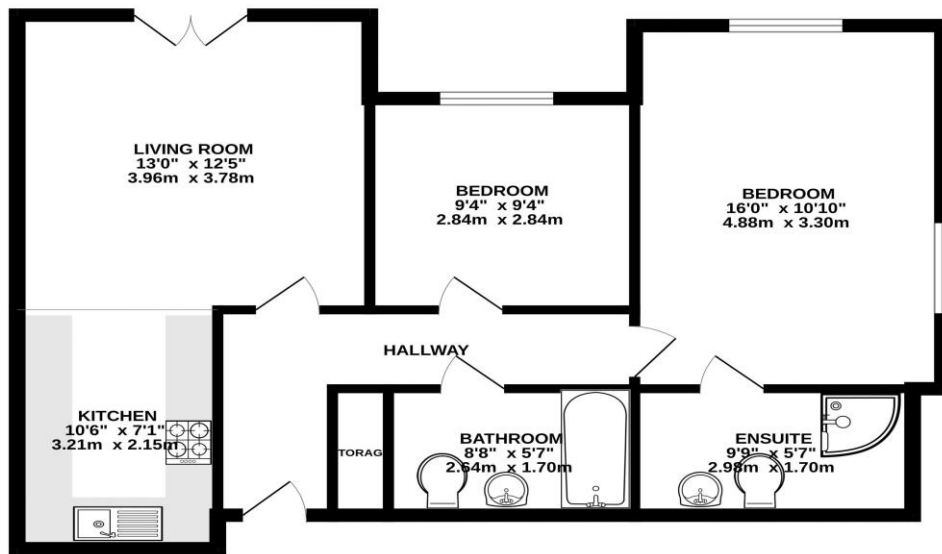


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GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 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. The 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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