

# MORGAN H LEWIS



**Asking Price £230,000**

**Dawson Avenue, Wigan WN6 8QN**

- \*Charming Semi Detached Home
- \*Three Bedrooms
- \*Open Plan Kitchen/Diner and WC
- \*Modern Family Bathroom
- \*Lovely Sunny Rear Garden
- \*Driveway and Detached Single Garage



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Now Available – Charming 3-Bedroom Traditional Semi-Detached Home on Dawson Avenue Situated in a sought-after location along the popular Dawson Avenue, this delightful 1930s semi-detached home is now available for sale. Ideally positioned within walking distance of excellent local schools, shops, and scenic nature walks, this property offers the perfect blend of character, comfort, and convenience. Upon entering, you're welcomed by a spacious hallway providing access to the ground floor and stairs to the first floor. At the front of the property, the bright and airy living/dining room features a walk-in bay window that fills the space with natural light. To the rear, the property boasts a fantastic extended kitchen/diner/utility area, creating a modern and versatile space for family living and entertaining. Upstairs, the first floor offers three well-proportioned bedrooms—two generous doubles and a good-sized single—along with a spacious family bathroom. The exterior of this home continues to impress. A large driveway extends the full length of the property, leading to a detached single garage, providing ample off-road parking. The well-



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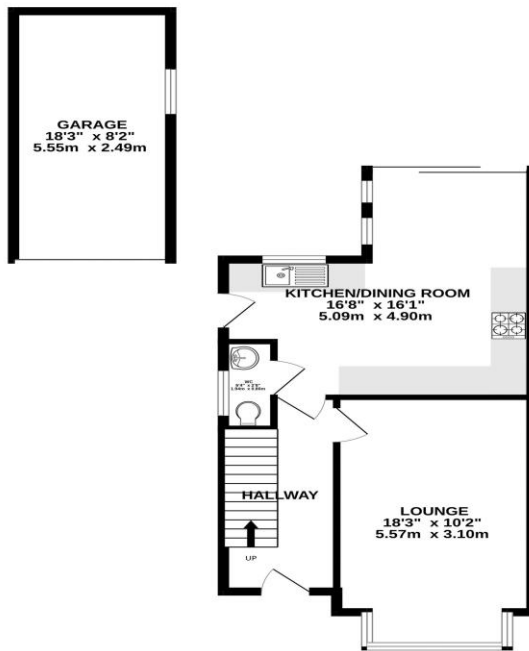
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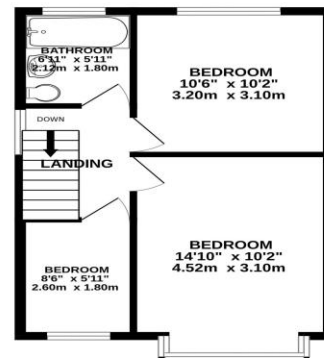


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GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 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 quantity or efficiency can be given.  
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