

FOR SALE

13, Dawson Avenue, Wigan, WN6 8QN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



13, Dawson Avenue, Wigan, WN6 8QN

Significantly extended family home offering a very generous 1154 SQFT of living space.



This beautifully presented & eye-catching 1930s semi-detached home is enviably located on the popular Dawson Avenue, a quiet little cul-de-sac setting where properties rarely come on the market. The home is superbly well presented throughout & notably large, providing a generous 1154 square feet of well planned & extended living space courtesy of a large two storey side extension. In brief the property comprises; a main hallway, a beautiful front lounge, a rear dining room which leads into a spacious rear conservatory that overlooks the garden, a modern fitted kitchen which has been extended plus a smart ground floor shower room. The kitchen itself is finished with quality solid oak worktops, a pretty Belfast sink & a range of integrated appliances. Upstairs there are three good sized double bedrooms, (with the potential that the layout could easily be reconfigured to create a fourth bed, should clients wish) with fitted wardrobes to the master bed & a walk-in wardrobe area plus there is a stunning principal shower room. Externally there are gardens to the front & the rear, with the rear being private, spacious and mature & boasting a large decked patio area for sitting out & enjoying the sunny, south facing aspect. To the front is an extended driveway which leads to the integral garage for storage. The home is warmed by gas central heating and the windows are all low maintenance Upvc. The boiler was installed just 3 years ago. Early viewings are absolutely essential on this beautiful & spacious home.



- Substantial semi-detached home
- Significantly extended
- Quiet cul-de-sac position
- Sunny south facing garden
- 3 double bedrooms
- Superbly presented throughout
- Ideal family home
- 1154 SQFT





TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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 operability or efficiency can be given.
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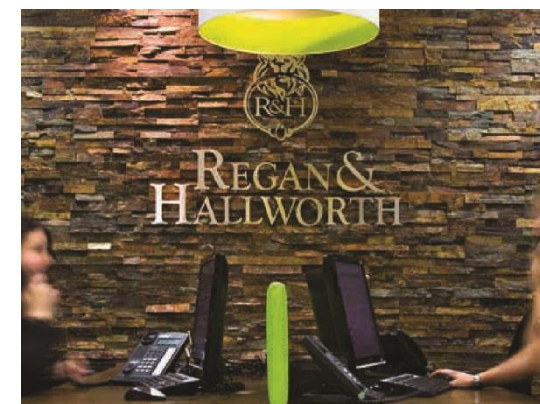
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LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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