



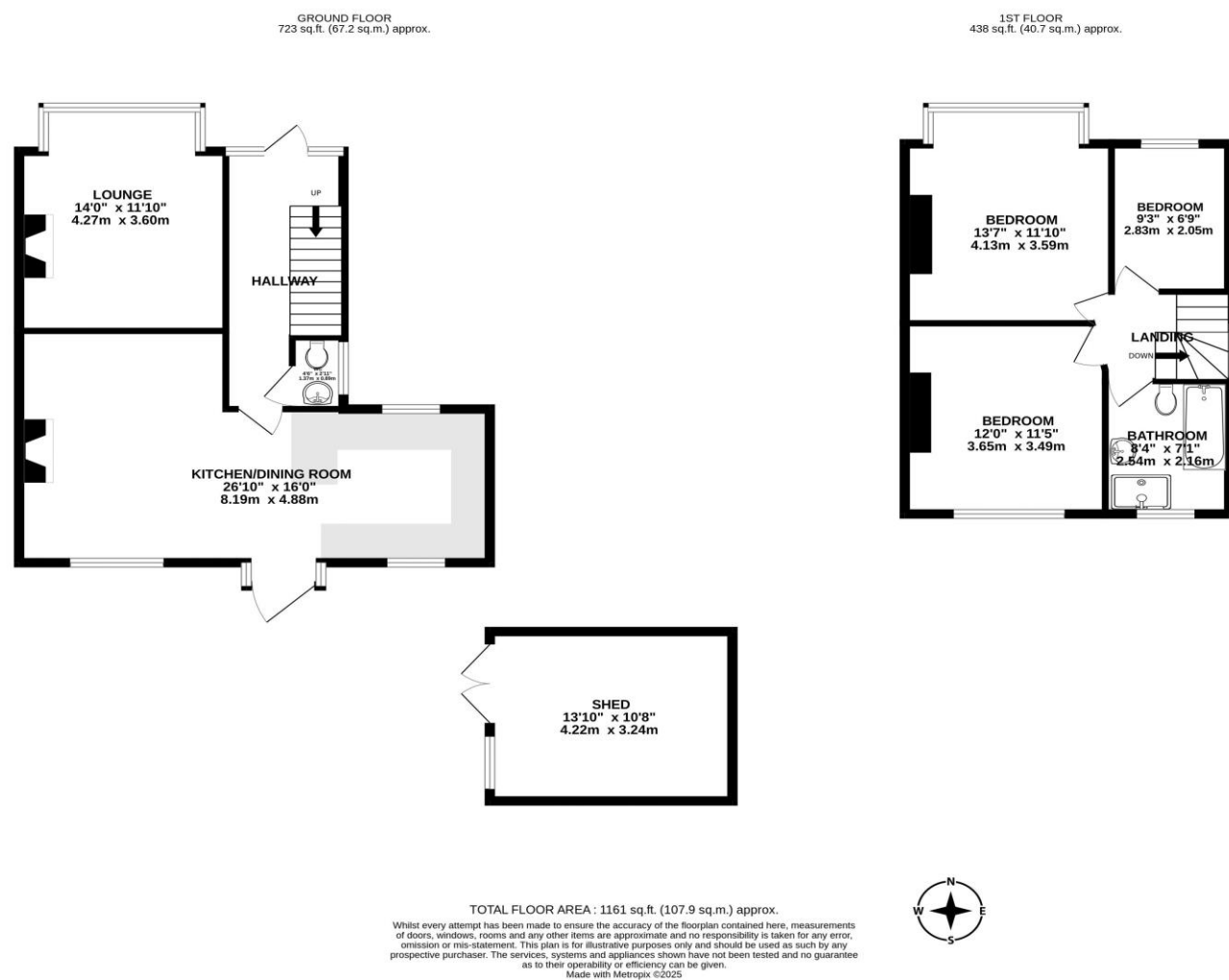
# TRACY PHILLIPS

## Estates



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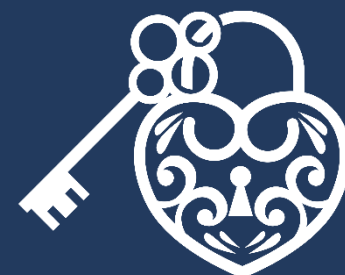
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Asking Price £310,000

Green Hayes Avenue, Wigan WN1 2EP

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This exceptional family home offers a rare opportunity to purchase a beautifully refurbished property finished to the highest of standards. Perfectly situated within walking distance of Wigan town centre and the picturesque Mesnes Park, the home combines traditional charm with contemporary style, making it ideal for modern family living. Thoughtfully extended and renovated by the current owners, the property has undergone a complete transformation to provide a warm, thoughtfully designed and appealing family home, right in the heart of Swinley, located along this sought after and tree lined street. From the moment you enter, the sense of style is clear. The reception hallway impresses with its striking wood laminate floor, original leaded light doorway and the panelled and elegant spindle staircase. To the front, the light-filled lounge features a charming walk-in bay window, tasteful décor, and a feature original fireplace creating a warm and inviting space. The heart of the home lies at the rear, where a stunning open-plan kitchen, with sitting and dining area which come together to form a perfect hub for family life. The kitchen boasts a stylish range of wall and base units in a classic Shaker style and integrated appliances and there are two sets of doors leading on to the decked patio filling the room with light and enjoying the Southerly aspect. This sociable space is perfect for entertaining and enjoys lovely views over the private rear garden. The ground floor is completed with a handy and newly fitted ground floor cloakroom.

Upstairs, you'll find three generously sized bedrooms and a beautifully appointed and newly fitted contemporary bathroom, complete with a white suite, vanity wash basin, freestanding bath, separate large walk in shower and complementary tiling.

Externally, the property enjoys a landscaped, South facing rear garden with a spacious decked patio and low-maintenance synthetic lawn—perfect for relaxing or entertaining. There is a purpose built outbuilding complete with electrics and which is currently you're very own bar, but could work equally as a home office or playroom.

A good sized flagged driveway to the front and side provides ample off-road parking, and with further double gates leading to the rear of the garden allows additional off road parking for more cars or even a motorhome if needed. The property is framed by a traditional low red brick wall. Located in a sought-after area, the home is just a short stroll from excellent local amenities, popular eateries, and the beautifully restored Mesnes Park and Haigh Woodland Park.

Ready to move straight into, this outstanding home must be viewed to fully appreciate the quality and charm on offer.









