

MORGAN H LEWIS



Offers in Excess Of £270,000

Walkden Avenue East, Wigan WNI 2DX

*Extended Traditional Semi Detached Home

*Beautifully Presented

*Situated in the Heart of Swinley

*Walking Distance to Mesnes Park and Wigan Centre

*Driveway Parking

*Beautiful Open Plan Kitchen Diner

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Located in the heart of Swinley, Walkden Avenue East is lined with cherry blossom trees and perfectly situated, providing easy access to Wigan town centre and its rail links to Manchester and Liverpool, and within walking distance of the trendy bars and restaurants of Swinley and Mesnes Park. This beautiful semi-detached home is brimming with the original charm and character that you would expect from a property of this age, perfectly blended with the modern convenience of everyday life.

The accommodation is beautifully presented and briefly comprises of: Original archway storm porch, with natural light flooding into the welcoming entrance hallway, with stylish tiles, original staircase and coving and provides access to the rest of the downstairs living space. The living room is a lovely space, with walk-in bay window, perfectly centred around the traditional chimney breast with electric fireplace. Finally, to the downstairs this house continues to impress, the extended open plan kitchen diner has been tastefully appointed, with a high quality shaker style kitchen with integrated oven, induction hob, fridge freezer and ever important wine cooler, oak laminate flooring and another bay window with French doors, making this the perfect place to cook and relax as a family or entertain friends.

The first floor provides three excellent bedrooms centred around a bright and spacious landing space. The master bedroom having a bay window, to create a lovely bright space overlooking the tree lined road. Bedroom two is located to the rear of the home, also a bright and spacious room, which looks out over the gardens. Bedroom three is also a good size, which is a rarity in the area. A tastefully appointed family bathroom completes the first floor and includes a stylish three piece suite including a panelled bath with overhead shower, wash hand basin and w.c. The room is tied together with traditional subway tiling and stylish tiled flooring.

Externally, there is ample off road parking on the brick driveway to the front of the property, which is set behind a traditional low red brick wall. To the rear of the home, the garden provides a great space for relaxing and outdoor entertaining, with an Indian stone patio offering a low maintenance space.

Early viewings are highly recommended to avoid disappointment on this stunning home.

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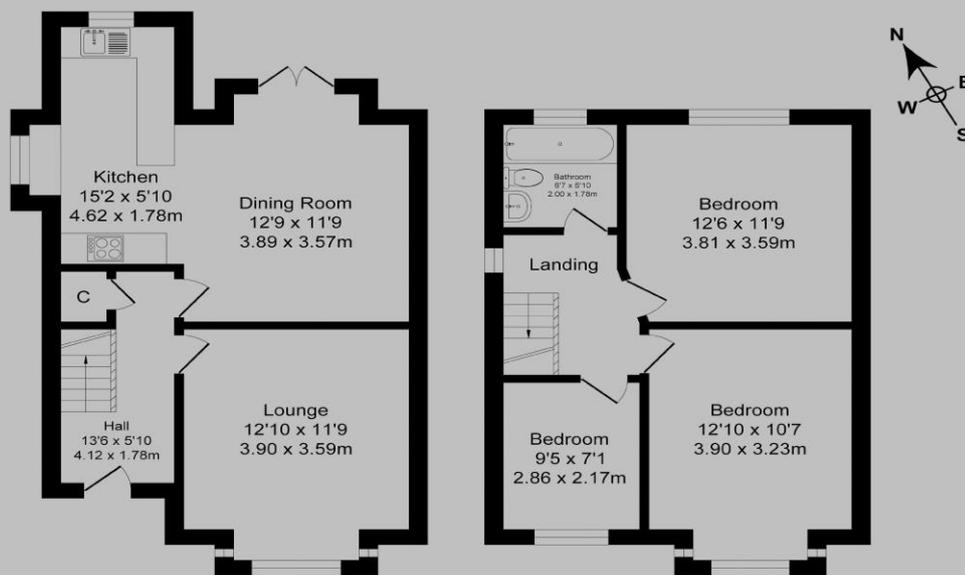


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Walkden Avenue East

Total Approx. Floor Area 1004 Sq.ft. (93.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 522 Sq.Ft
(48.5 Sq.M.)

First Floor
Approx. Floor
Area 482 Sq.Ft
(44.8 Sq.M.)