

MORGAN H LEWIS



Asking Price £220,000

Hornby Street, Wigan WNI 2DR

- *Tastefully Extended Traditional Semi Detached Home
- *Sought-after location in the Heart of Swinley
- *Lovely Open Plan Kitchen Diner
- *Two Double Bedrooms with Fitted Wardrobes
- *Re-fitted Shower Room
- *Loft Room with Air Conditioning Unit & Velux Windows
- *Driveway Parking

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Now available for sale: A beautifully presented, extended semi-detached house situated in a sought-after location in the heart of Swinley, within walking distance of Excellent local schools, trendy bars and cafes, Wigan Town Centre and Mesnes Park.

The property is briefly comprised of, a lovely, bright entrance hallway, with Amtico flooring and stairs leading to the first floor, to the front of the home is the living room, which is beautifully presented, with walk in bay window and feature fireplace. The rear of the home has been thoughtfully extended to accommodate modern family living. The kitchen has been recently renovated, with classic shaker style kitchen, with integrated cooker, microwave, induction hob, dishwasher & washing machine. The kitchen opens up into the impressive lounge and dining area, with French doors leading out to the garden and flooding this space with natural light, creating the perfect place to relax as a family or entertain friends.

To the first floor there are two double bedrooms, both with quality fitted wardrobes, in the rear bedroom there is a drop down ladder, which provides access to the spacious loft room, which has been fully boarded, plastered and wired with double glazed skylights and an air conditioning unit to keep it warm in winter and cool in summer this would be a perfect home office. The shower room is tastefully fitted with shower cubicle, vanity washbasin and low level WC. Heated towel rail and partially tiled walls.

To the outside there is an Indian stone driveway and a lovely spacious rear garden, perfect for enjoying those summer months.

This really is a property not to be missed and viewings are strongly recommended to appreciate both the quality of the accommodation and the location.

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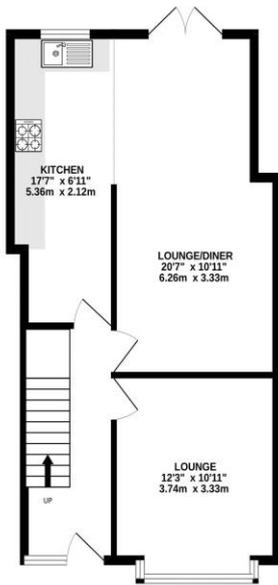


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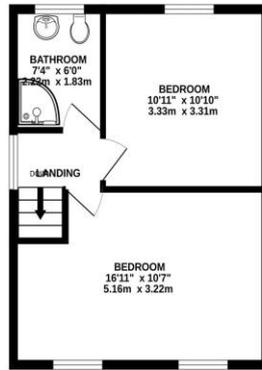


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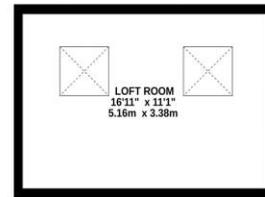
GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.8 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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