

MORGAN H LEWIS



Asking Price £345,000

Inglewhite Avenue, Wigan WN1 2EJ

- *Traditional Detached Family Home
- *Three Bedrooms
- *Driveway Parking
- *Private Rear Garden
- *Walking Distance to Mesnes Park and Wigan Centre
- *Bags of Potential

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Now available for sale, with the added benefit of no onward chain; this delightful, traditional detached home. Situated in the heart of Swinley, within walking distance of trendy local bars and cafes, Mesnes park and Wigan centre, with excellent rail and motorway links to Manchester and Liverpool.

The accommodation on offer is brimming with the traditional charm expected by a property of this style, upon entry into the welcoming and spacious hallway you are greeted by the original staircase with natural light flooding in from the stained glass window. The first reception room is to the front of the home, which is spacious and inviting, with walk in bay window centred around a large chimney breast with gas fireplace. The rear sitting room is a generous size, with sliding doors leading into the spacious conservatory. The kitchen is situated to the rear of the property, with an array of solid wood floor and base units and contrasting worktop. To the side of the home, a garage has previously been converted into a handy breakfast room, a wonderfully bright space with door leading out to the gardens.

To the first floor are three excellent bedrooms, two large doubles with fitted wardrobes, with the master bedroom benefitting from a walk in bay window, mirroring the downstairs living room. The third bedroom is a small double, a rarity for this area but a welcome addition. The family bathroom is fitted with a shower over bath, w.c. and washbasin and also houses the recently fitted boiler.

Externally this property boasts a very private plot, garden fronted behind a traditional red brick wall with driveway parking and to the rear is a generous plot, with tall conifers adding another layer of privacy to this space.

This lovely family home has bags of potential and detached homes in the area are quite a rarity.

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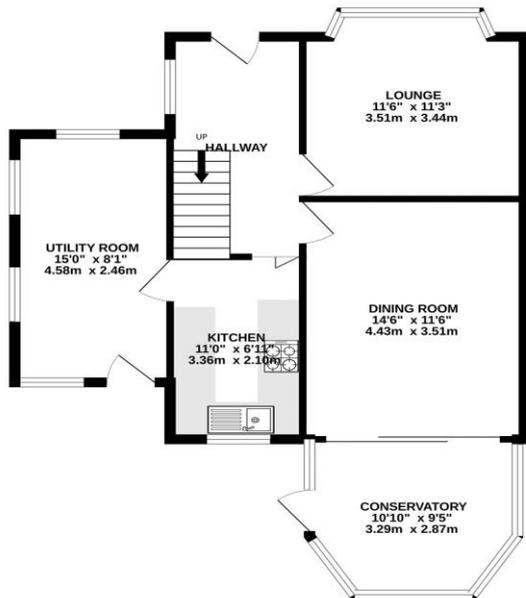


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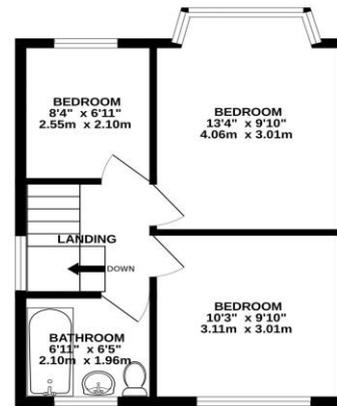


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GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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