

MORGAN H LEWIS



Asking Price £220,000

Avondale Road, Wigan WNI 2BE

- *Beautifully Presented Throughout
- *Two Reception Rooms
- *Cosy Lounge With Log Burner
- *Stylish Shaker-Style Kitchen
- *Luxurious Four-Piece Bathroom
- *Low-Maintenance Rear Yard

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Warm, characterful and thoughtfully updated, this beautifully presented two-bedroom terraced home strikes a lovely balance between cosy period charm and contemporary style. Set in the popular Swinley area of Wigan, Avondale Road is well placed for enjoying the town centre, local amenities, transport links and nearby green spaces, while offering a welcoming residential setting.

From the moment you arrive, the garden-fronted façade provides excellent kerb appeal, hinting at the character and care found throughout the home. Inside, the accommodation flows naturally across two reception rooms, a stylish kitchen, two bedrooms and a particularly impressive four-piece bathroom. The main lounge is a wonderfully inviting space, centred around a charming log burner that creates an instantly cosy atmosphere on cooler evenings. Real wood flooring adds warmth and character, while the large bay window floods the room with natural light — an ideal spot for settling down with a book or enjoying a relaxed evening at home.

The second reception room offers a slightly moodier, more intimate feel, with dark wooden flooring, a feature wall and fireplace creating a stylish backdrop. Whether used as a dining room, snug or entertaining space, it gives the ground floor plenty of flexibility. At the rear, the shaker-style kitchen brings together classic and contemporary touches, with smart cabinetry, contrasting black worktops and Moroccan-inspired tiled splashbacks. A door leads directly out to the rear, making everyday life and entertaining particularly convenient.

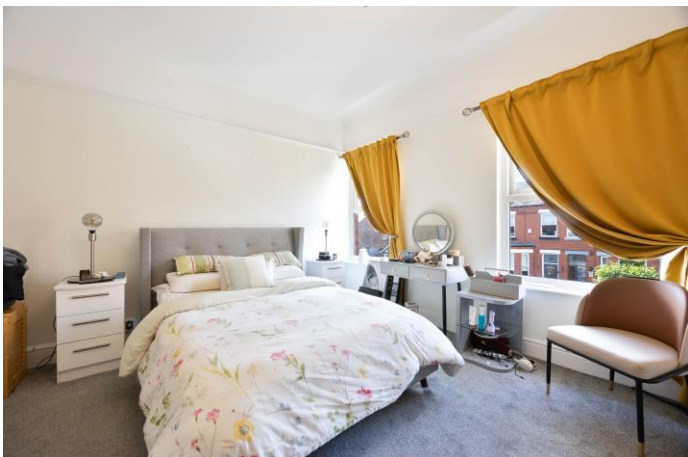
Upstairs, there are two well-proportioned bedrooms, complemented by a standout family bathroom. Beautifully finished, the bathroom features a four-piece suite including a generous separate shower and a freestanding roll-top bath — the sort of space designed for a relaxing end to the day.

Outside, the low-maintenance rear yard provides a practical outdoor area without demanding hours of upkeep, while also offering access to the outhouse, perfect for storage. At the front, the garden adds greenery and charm while enhancing the home's attractive street presence.

And then there is the location. Avondale Road sits within the Swinley area of Wigan, with local amenities and transport connections close by, while Wigan town centre and Mesnes Park are within convenient reach. It is a setting that suits a lifestyle where you can enjoy a morning coffee in town, a stroll through the park, and then retreat home to the warmth of the log burner.

A characterful home with modern comforts, beautiful presentation and genuine lifestyle appeal — this is one to experience in person.

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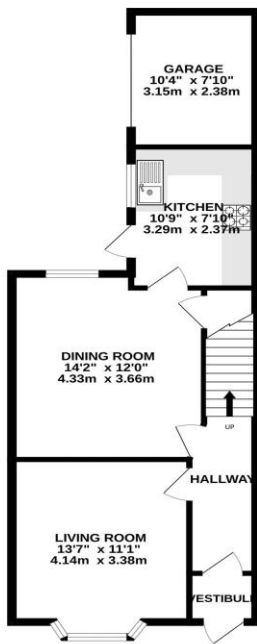


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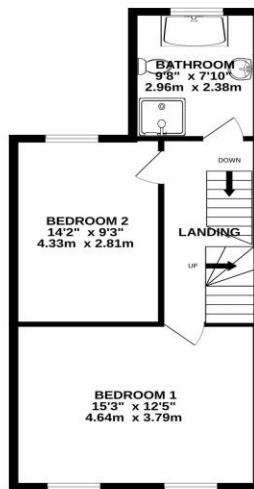


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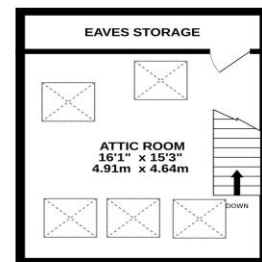
GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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