

MORGAN H LEWIS



Offers in the Region of £150,000

Hazel Avenue, Wigan WN6 8QT

- *Three Bedroom Semi-Detached Home
- *Spacious Lounge With Fireplace
- *French Doors To Rear Garden
- *Traditional Shaker Style Kitchen
- *Gated Driveway And Front Garden
- *Generous Rear Garden With Lawn And Patio

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A spacious three-bedroom semi-detached home offering approximately 806 sq ft of well-proportioned accommodation, together with a generous rear garden and gated driveway. In need of some modernisation, the property presents an excellent opportunity for buyers looking to create a home tailored to their own style and requirements.

The accommodation begins with an entrance hallway providing access to the principal ground-floor rooms and stairs rising to the first floor. The spacious lounge is a particularly welcoming room, featuring a fireplace as a focal point and French doors opening directly onto the rear garden, allowing plenty of natural light into the space and creating a pleasant connection with the outside. The kitchen is fitted with traditional Shaker-style cabinetry, offering a practical and timeless starting point for any future updating. A door from the kitchen provides direct access to the rear garden, making the space particularly convenient for everyday family life and outdoor entertaining. A useful ground-floor WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, providing flexibility for family living, guests or those requiring a home office. The principal bedroom is complemented by two further bedrooms and a shower room, with the landing providing access to all rooms. Outside, the property benefits from a front garden and gated driveway, providing off-road parking and a welcoming approach to the home. To the rear is a spacious and private garden, featuring a good-sized lawn and patio area. With ample space for outdoor seating, dining and recreation, the garden is a real asset to the property.

Situated on Hazel Avenue, the property is conveniently positioned for access to the amenities and everyday facilities of the surrounding area, while nearby road links provide connections towards Wigan and the wider North West. The location offers a practical balance of residential surroundings and accessibility, making the property well suited to families and buyers seeking a home with scope for improvement.

With its generous proportions, three bedrooms, driveway and substantial rear garden, this is a property offering considerable potential to modernise, personalise and create a comfortable long-term home.

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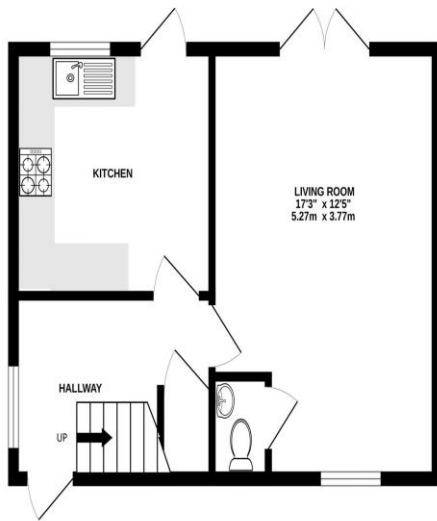


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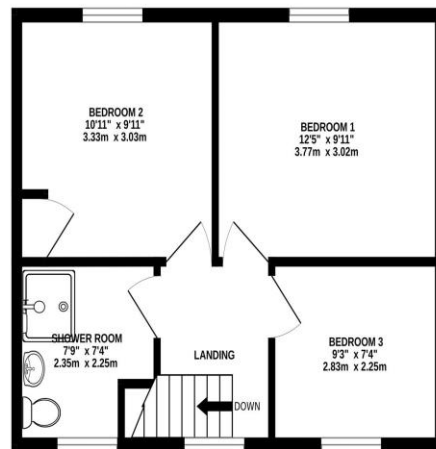


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GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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