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## 4 Walter Scott Avenue, Whitley, Wigan, Lancashire, WN1 2RH

**£325,000**

Superlatives really don't do this property justice, our advise is to study the photographs then call us to arrange your viewing, but don't delay, homes of this quality are hard to find.

The location, close to the junction of Walter Scott Avenue and Wigan Lane is as good as it gets with easy travel to shopping and schooling in both Wigan and Standish, with Haigh Country Park on your doorstep.

The property has quality kitchen and bathroom fittings, stunning, contemporary presentation respecting the period features of the property.

The accommodation briefly comprises; entrance vestibule, fabulous reception hall, lounge, open plan kitchen and family room and conservatory with under-floor heating. To the first floor there are three generous bedrooms and luxury bathroom. Whilst to the outside there is a resin drive to the front, shared drive at the side leading to a garage.

At the rear, there are large, south facing gardens, which are not over-looked from the rear, landscaped with fantastic entertaining and relaxing spaces, a garden shed and lovely garden room, which could be a fantastic home office.

Don't delay! Contact us now to view this sensational home.

## 4 Walter Scott Avenue, Whitley, Wigan, Lancashire, WN1 2RH

### \* Ground Floor \*

#### Vestibule

With double glazed entrance doors.

#### Reception Hall

A stunning room with period style floor tiles, staircase to the first floor, period style radiator, double glazed window to the side, cloakroom with double glazed window.

#### Lounge

**15'11 x 12'11 (4.85m x 3.94m)**

With double glazed bay window to the front, central heating radiator, glazed door to the hall and glazed double doors to;

#### Family Room

**16'4 x 10'11 (4.98m x 3.33m)**

With two column radiators, double glazed patio doors to the conservatory and tiled floor.

The family room has an attractive island breakfast bar and opens onto the re-fitted kitchen.

#### Kitchen

**19'7 x 9'2 (5.97m x 2.79m)**

With double glazed window to the rear, double glazed door to the conservatory, fitted with an extensive range of high gloss, white wall and base units with contrasting worktops, single drainer sink unit, integrated eye-level oven and hob with extractor hood, fridge freezer, dishwasher and washing machine, column radiator and tiled floor.

#### Conservatory

**8'3 x 7' (2.51m x 2.13m)**

With under-floor heated laminate floor and double glazed patio doors overlooking the rear gardens.

### \* First Floor \*

#### Landing

With double glazed window to the side, loft access and central heating radiator.

#### Three generous Bedrooms as follows;

##### Bedroom One

**15'6 x 9'1 (4.72m x 2.77m)**

With double glazed window to the front and central heating radiator.

##### Bedroom Two

**11'6 x 8'9 (3.51m x 2.67m)**

With double glazed window to the rear, central heating radiator and fitted mirror frosted wardrobes.

##### Bedroom Three

**9'8 x 8'6 (2.95m x 2.59m)**

With double glazed window to the front, central heating radiator and built in wardrobe.

#### Bathroom

Enlarged and reflected to a high standard with roll edge bath, shower enclosure, pedestal wash basin and low level W.C, column radiator, tiled relief to the walls, tiled floor and double glazed windows to the side and rear.

#### Garage

**16'6 x 9'3 (5.03m x 2.82m)**

With light and power.

#### Garden Room

**10'3 x (3.12m x )**

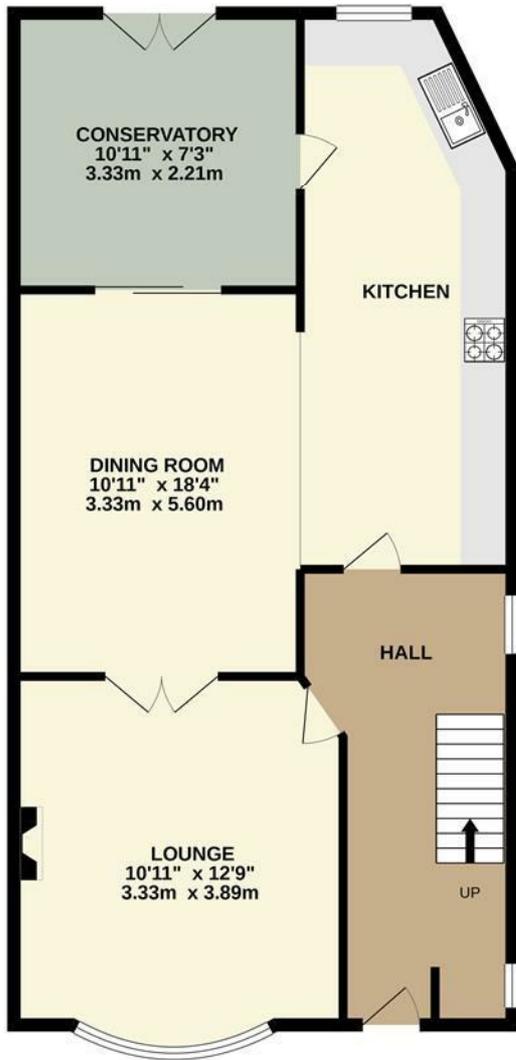
With light. power and broadband.

#### Outside

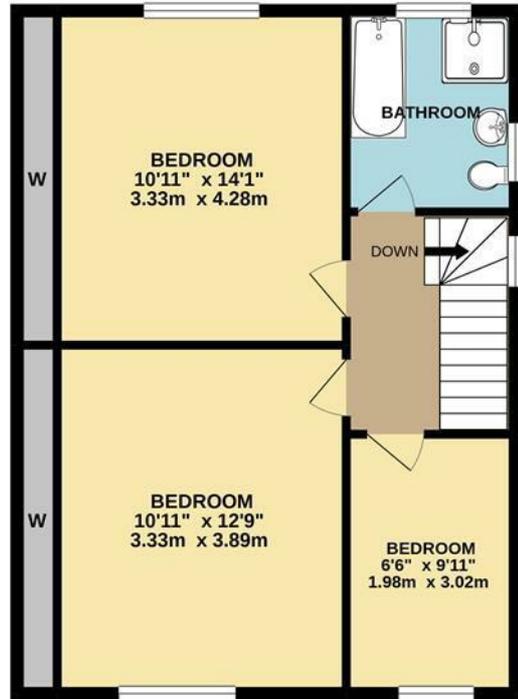
The property has fantastic kerb appeal with a resin driveway to the front and shared drive to the side leading to a single car garage with light and power.

To the rear there are large south facing gardens which are not overlooked from the rear, beautifully landscaped with lawns, paved patio areas and paths, a fire-pit, garden shed and a delightful garden room with light, power and broadband, which would be perfect as a home office.

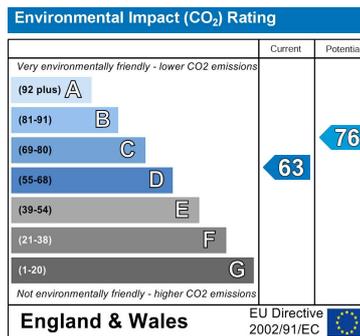
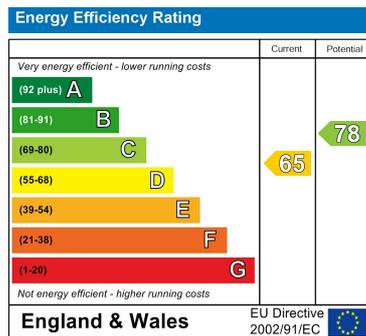




1ST FLOOR



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 is given as to their operability or efficiency can be given.  
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