

Head Office, 83 Mesnes Road, Wigan, Lancashire, WN1 2QT

Tel: 01942 824482

Email: sales@mhlgroup.co.uk

www.mhlestateagents.co.uk

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MORGAN H LEWIS



125 Ashbourne Avenue, Whalley, Wigan, Lancashire, WN2 1HW

£165,000

An extended semi-detached house offering surprisingly spacious living space with the flexibility of a rear sitting room/study or fourth bedroom with en-suite. Ashbourne Avenue is always popular due to its convenient location with shopping and schooling on the doorstep and easy access into Wigan Town Centre.

There is double glazing and central heating and the accommodation briefly comprises: To the ground floor, entrance hall, front lounge, fitted dining kitchen and fourth bedroom/sitting room with en-suite shower room. To the first floor there are three bedrooms and a family bathroom and above there is a useful Loft Room. whilst to the outside there is driveway parking and private rear gardens that enjoy a sunny aspect.

Viewings are recommended to appreciate both the location and the extent of the accommodation on offer.

GROUND FLOOR

Entrance Hall

With radiator and stairs to first floor.

Lounge at front

11'10" x 16'3" (3.611 x 4.969)

With double glazed window to front, laminate flooring and radiator.

Dining Kitchen

14'10" x 12'1" (4.544 x 3.703)

With double glazed window and external door to side, fitted with cream wall and base units with contrasting worktops and breakfast bar, single drainer sink unit and integrated oven and hob with extractor hood and radiator. Under-stairs cupboard.

Sitting Room/Fourth Bedroom

8'9" x 7'9" (2.681 x 2.379)

With double glazed window to rear and radiator.

En-Suite Shower Room

With shower cubicle, washbasin and low level W.C.

FIRST FLOOR

Landing

With double glazed window to side and attractive wrought iron balustrade. Stairs to useful Loft Room with two double glazed skylights.

Three Bedrooms as follows:

One at front

8'6" x 12'0" (2.601 x 3.668)

With double glazed window, built-in wardrobes and radiator.

Two at rear

11'0" x 8'6" (3.370 x 2.608)

With double glazed window to rear, radiator and built-in wardrobes.

Three at rear

6'2" x 7'11" (1.884 x 2.419)

With double glazed window to rear and radiator.

Bathroom

With double glazed, fitted with panelled bath, washbasin and low level W.C. Tiled walls and floor, heated towel rail.

OUTSIDE

There is a double width driveway to the front which extends to the side. At the rear there are private gardens which enjoy a sunny aspect, in addition there is a large shed.



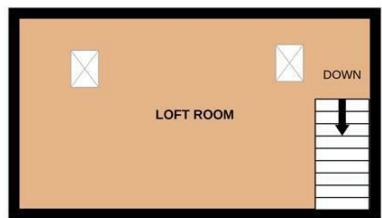
GROUND FLOOR



1ST FLOOR

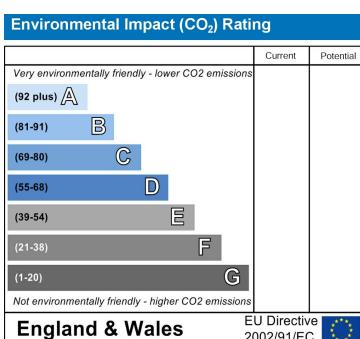
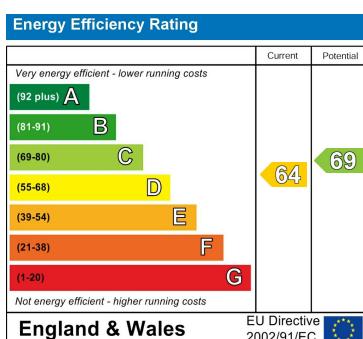


2ND FLOOR



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 as to their operability or efficiency can be given.

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