



38, Hawthorn Avenue, Wigan, WN4 0QT

Offers In The Region Of £199,950

*David
Davies* Collection



38, Hawthorn Avenue, Wigan, WN4 0QT

- Tenure: Freehold
- Council Tax Band: A
- EPC: TBC
- Stunning Three Bedroom Semi Detached
- Two Spacious Reception Rooms
- Modern Fitted Bathroom
- Large Rear Garden
- Driveway Parking
- Detached Garage
- Excellent Location

Presented to an exceptional standard throughout, this stunning three-bedroom semi-detached home on Hawthorn Avenue offers beautifully maintained and deceptively spacious accommodation, making it the perfect turnkey property for buyers seeking a home they can move straight into and enjoy.

From the moment you arrive, the care and attention given to the property is immediately apparent. Internally, the accommodation is both versatile and well-proportioned, perfectly suited to modern family living.

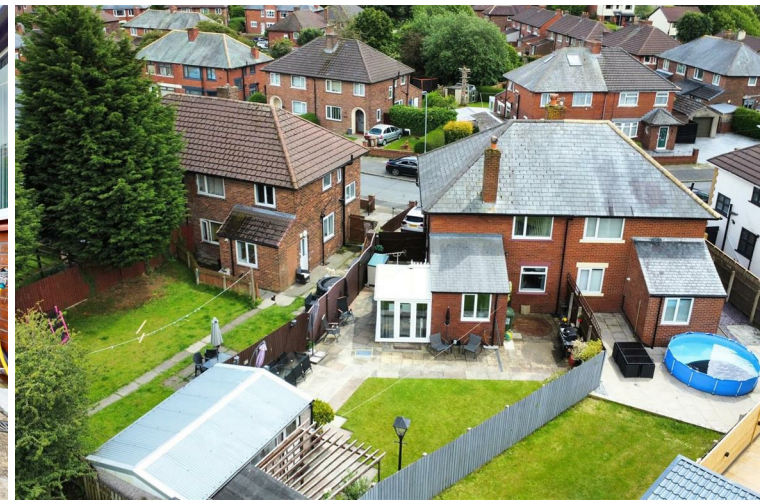
The ground floor begins with an entrance vestibule leading into a welcoming hallway with staircase access to the first floor. The property benefits from two spacious reception rooms that flow seamlessly into one another, creating a wonderful open and sociable living environment ideal for both everyday family life and entertaining guests.

To the rear, a thoughtfully designed kitchen extension provides excellent additional space and leads through to a charming sitting room, creating a superb hub of the home where family and friends can gather and relax.

To the first floor, the landing provides access to three well-proportioned bedrooms. Two of the bedrooms are generous doubles and benefit from fitted wardrobes, offering excellent storage solutions while maintaining comfortable living space. Completing the accommodation is a beautifully presented modern family bathroom, fitted with a stylish three-piece suite and finished to a high standard.

Externally, the property continues to impress. To the front, a driveway provides convenient off-road parking, while to the rear is a substantial garden offering an excellent space for outdoor entertaining, family enjoyment and relaxing during the warmer months. A detached garage provides valuable storage space and further practicality.

EPC: TBC





Floorplan To Follow





Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Patrick Davis

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |