

# MORGAN H LEWIS



Asking Price £385,000

**Wigan Lane, Wigan WN1 2RN**

- \*A fantastic Development opportunity
- \*Prime location in the heart of Whitley
- \*Minutes away from Woodfield School
- \*Private, mature gardens
- \*Extensive accommodation



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This handsome, traditional detached home rests in a lovely position, set back on the prestigious Wigan Lane, a popular address within easy reach of both Standish and Wigan's bustling town centre. Offering a generous floorplan with the accommodation extending to approximately 1800 sq ft, this detached home offers three large bedrooms and whilst requiring some refurbishment, will make a beautiful family home.

On entering the property via a covered entrance porch, you will find yourself in the spacious hallway, where there is a staircase rising to the first floor and doors leading to both lounges, kitchen and two handy storage areas. The first good-sized lounge is a light and bright space, with a small conservatory/sun room leading out onto the lawn. The second lounge also enjoys views of the rear garden by way of a bay window. The kitchen runs along the side of the property and is fitted with a range of wall and base units, with a window into a handy dining area. Further to the rear of the property is the spacious utility area, W.C, Pantry and integral garage.

To the first floor, there is a spacious landing providing access to all the rooms, with a large feature window making it a light and welcoming space. The large master bedroom enjoys double aspects and is flooded with natural light, and the second bedroom has been fitted with a comprehensive range of bedroom furniture incorporating wardrobes and drawers. There is a third double bedroom overlooking the rear garden and a bathroom that includes a bath with over shower and pedestal wash hand basin whilst there is also a separate WC in the next-door room. Finally, to the upstairs is a large utility closet. Externally, the property offers excellent off-road parking for several vehicles on the driveway, access to 18' garage via front opening doors and a lawned front garden. The delightful rear garden has a patio area and a lawn which has mature planted borders. Although requiring some renovations, this wonderful home is one of only a few blank canvases on Wigan Lane, providing someone a fabulous opportunity to create a truly spectacular family home.

Located equidistant between the town centre of Wigan and the thriving village of Standish, the property is situated on the very prestigious Wigan Lane, widely acknowledged as one of the finest residential addresses in the area, and a stone's throw from the Royal Albert Edward Infirmary. The desirable village of Standish provides a host of local shops and amenities and supermarkets, whilst in the other direction there are small cafes and bars, the beautiful Haigh Country Estate offering 250 acres of countryside, and some of the area's most renowned and outstanding schools. It is also in close proximity to the M6 motorway ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute. Viewings of this lovely home, which has the added benefit of no onward chain, are now invited.



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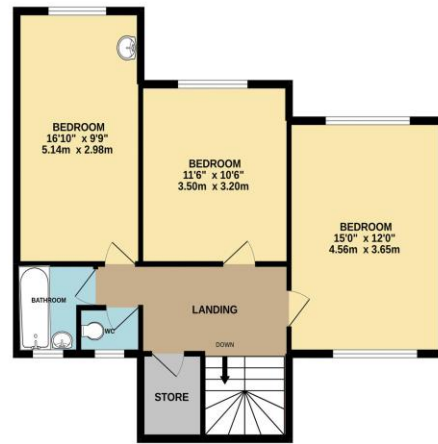


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GROUND FLOOR



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 as to their operability or efficiency can be given.  
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