

# MORGAN H LEWIS



Asking Price £245,000

**Wigan Road, Wigan WN6 0BD**

- \*Unique double fronted detached house
- \*Formerly two semi-detached houses
- \*Fantastic living space of character
- \*Private, mature rear gardens
- \*Ample driveway parking

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A unique opportunity to purchase a double fronted detached house situated a short, level, walk into the centre of Standish where you will find a great range of supermarkets, independent shops, bars and restaurants. There is good local schooling and there is easy travelling into Wigan and to the M6 Motorway.

Formerly two semi-detached houses which have been skilfully combined to provide a fantastic family home which retains much of the original character. The property occupies a corner plot and there is a generous driveway with access off Moss Grove and there are large, mature gardens to the rear which are not overlooked. There is central heating and double glazing and the accommodation briefly comprises, to the ground floor, entrance hall, front lounge and front study, rear sitting room with open fire and staircase to first floor, conservatory overlooking the rear gardens, dining kitchen with fitted white wall and base units, granite worktops and Rangemaster cooker. There is a utility room with sink unit and external door to side and there is a fully fitted bathroom.

To the first floor there is an open plan landing/family room which could accommodate a fourth bedroom. There are at present three generous bedrooms and a fully fitted shower room. To the outside there is an attractive rear courtyard with ornamental pond, ample driveway parking, useful brick outbuildings and large lawned gardens with mature borders and natural pond.

The property is available with no onward chain and viewings are essential to appreciate both the location and the fantastic space and potential that is on offer.

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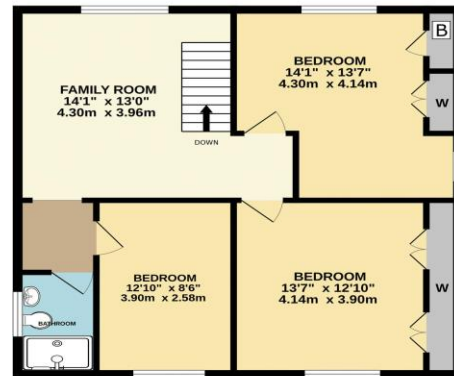


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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