

# MORGAN H LEWIS



Asking Price £389,950

**Wigan Lane, Wigan WN1 2NB**

- \*Unique opportunity to purchase beautiful Victorian villa
- \*Fantastic location in the heart of Swinley
- \*Three reception rooms and family kitchen
- \*Four bedrooms and loft room
- \*Luxury bathroom and separate WC



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A unique opportunity to purchase a semi-detached Victorian villa situated in the heart of Swinley. The location is within walking distance of the Town Centre for trains to Liverpool, Manchester and London. There are lovely walks on your doorstep in Plantations and Haigh Woodland Park.

Originally built in 1864 the property retains much original character with beautifully proportioned rooms providing a fantastic family home but also lending itself to conversion into smaller residential units for investment. There is central heating, a flexible system served by two boilers and there is double glazing. The accommodation briefly comprises, to the ground floor, portico entrance, reception hall, front sitting room, front dining room, large study and family kitchen. There is a large range of cellars which are at present undeveloped but which offer massive potential. To the first floor the elegant staircase leads to a large landing with arched window overlooking the rear garden. There are three large double bedrooms and a fourth single bedroom. The family bathroom has been re-fitted with a quality period suite comprising roll top bath, shower enclose, vanity washbasin and high level WC. In addition there is a separate WC with washbasin. A further staircase leads to a large attic room/fifth bedroom, previously used as a games room but perfect for a variety of uses. To the outside there are mature gardens to the front and rear and at the rear, with access from New Lodge there is a driveway and a brick garage.

There are very few properties of this quality in Wigan and viewing is essential to appreciate the charm and character of the accommodation together with the fantastic location.



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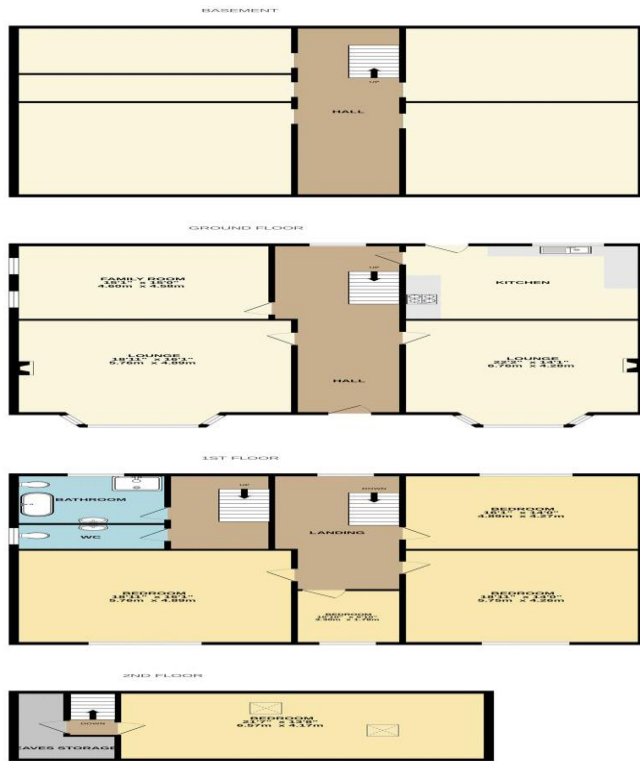




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