

# MORGAN H LEWIS



**Offers in Excess of £825,000**

**Haigh Road, Wigan WN2 1LB**

- \*Beautifully refurbished period home
- \*Fantastic location with stunning views from rear
- \*Extensive lawned gardens
- \*Gravel drive with parking for multiple vehicles
- \*Quality finish throughout

# MORGAN H LEWIS



# MORGAN H LEWIS

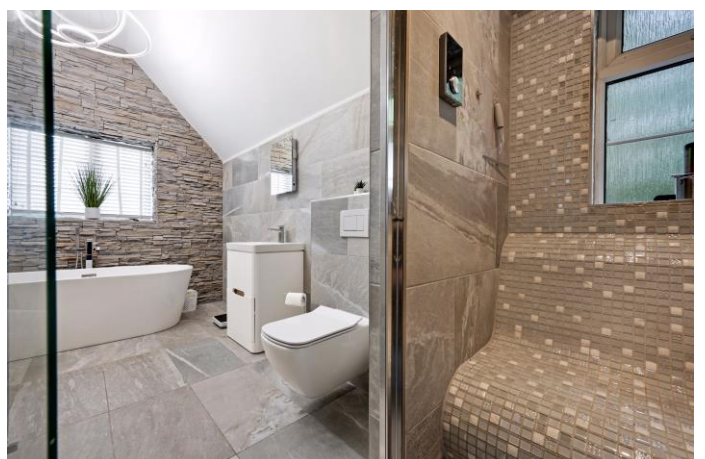
A unique opportunity to purchase a stunning period home refurbished to exacting standards and set within extensive lawned gardens. The property enjoys fantastic rural views to the rear and is within walking distance of Haigh Woodland Park but is also close to all of the amenities of Aspull Village and is a short drive into Wigan, Bolton and Standish with both the M6 & M61 Motorways being also close by.

With fantastic presentation the property has been refurbished to provide an impressive, contemporary family home but also retains much original character, there is central heating with underfloor heating on the ground floor and there is double glazing with bi-fold doors in the lounge and games room/study and electric blinds. The accommodation briefly comprises, to the ground floor, reception hall with staircase to first floor, cloakroom, impressive open plan lounge and dining room both enjoying the views over the rear gardens and beyond, these rooms intercommunicate with the quality fitted kitchen, the ground floor is completed by the boiler room, boot room and utility room.

To the first floor there are four double bedrooms, the master suite having french doors leading onto the balcony overlooking the rear gardens and the views beyond. A staircase leads to the walk-in wardrobe. The family bathroom is particularly impressive with a free standing bath and shower/steam cabinet. Whilst to the outside the property is well set back from the road with extensive lawned gardens and a gravel drive leading to a large parking area at the front and at the side behind substantial gates. The rear gardens are equally generous with porcelain tiled paths and seating areas and a raised patio, perfect for a hot tub. Part of the main house but with separate access there is a games room or study with bi-fold doors to open onto the gardens.

Properties of this quality rarely become available and viewings are essential to appreciate the quality of the accommodation with that unique blend of a country lifestyle only ten minutes from a Town Centre.

# MORGAN H LEWIS



# MORGAN H LEWIS

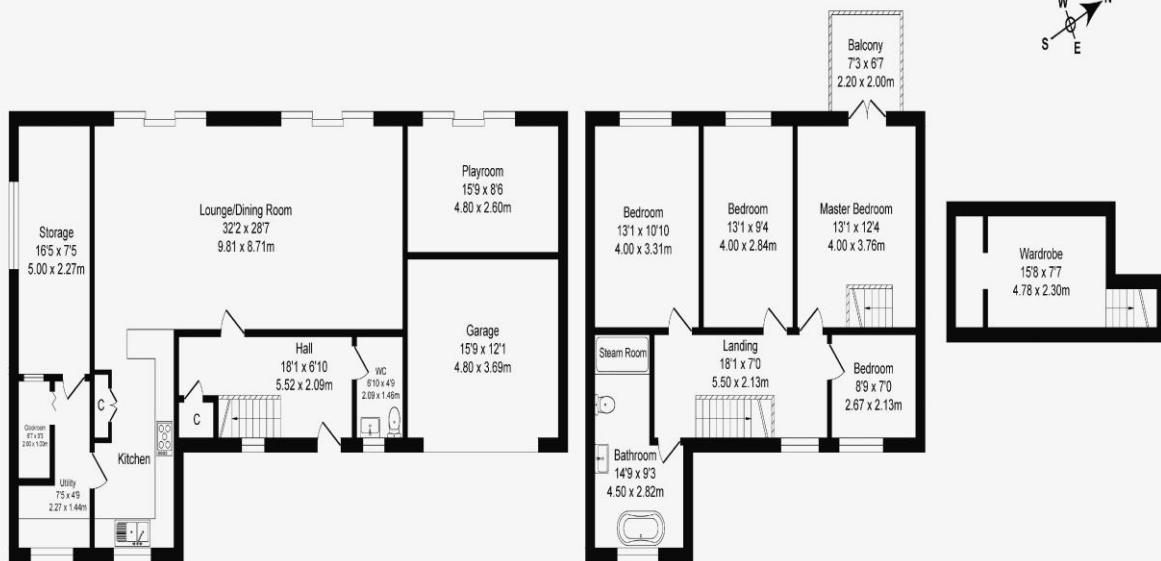


# MORGAN H LEWIS

## One Arce

Total Approx. Floor Area 2218 Sq.ft. (206.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



### Ground Floor

Approx. Floor  
Area 1311 Sq.Ft  
(121.8 Sq.M.)

### First Floor

Approx. Floor  
Area 776 Sq.Ft  
(72.1 Sq.M.)

### Attic

Approx. Floor  
Area 131 Sq.Ft  
(12.2 Sq.M.)