

# MORGAN H LEWIS



Asking Price £499,950

**Wigan Lane, Wigan WN1 2RD**

- \*Beautiful period detached house
- \*Desirable location on Wigan Lane
- \*Generous mature gardens
- \*Large reception rooms
- \*Impressive family kitchen

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An exciting opportunity to purchase an impressive, period detached house occupying a desirable location on Wigan Lane, well placed for access to both Standish and Wigan for good local shopping and schooling, There are walks into Haigh Woodland Park on the doorstep.

The property is double glazed and centrally heated, the Worcester Bosch boiler was installed approximately four years ago. The accommodation retains much original character and has fresh neutral decoration. To the ground floor there is an open porch, an impressive reception hall with staircase to first floor and cloakroom, there is a separate lounge with window to the front and french doors leading to the rear gardens, a sitting room with bay window to the front, intercommunicating with dining room with double doors leading to the family kitchen which is fitted with oak wall and base units, granite worktops and breakfast bar and NEFF double oven, hob and extractor hood, there are patio doors overlooking the gardens. There is access to the attached garage and the ground floor is completed by a utility room.

To the first floor there is a generous landing with windows to the side and rear, there are four bedrooms, the master having an en-suite shower room and there is a family bathroom and separate WC. The property occupies a great plot with gardens to the front sheltered by a tall hedge, there is driveway parking and a garage. To the rear there are private gardens which are tiered with steps leading down to the bottom, there are lawns, mature shrubs and trees.

The property is available with no onward chain and viewings are essential to appreciate both the location and the size and potential of the accommodation on offer.

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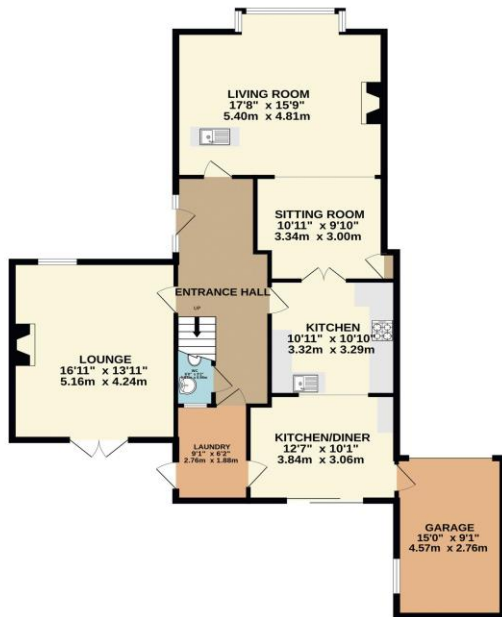


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GROUND FLOOR  
1190 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR  
914 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 sq.m.) approx.

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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