

MORGAN H LEWIS



Asking Price £369,950

Milton Grove, Wigan WNI 2PG

- *Beautifully presented period semi-detached house
- *Fantastic location close Wigan Lane & Mesnes Road
- *Within catchment for Woodfield School
- *Walking distance to Mesnes Park, Haigh & rail links to Liverpool & Manchester
- *Sympathetically modernised retaining much original character

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A rare opportunity to purchase a beautiful, extended, character semi-detached house situated within one of Wigan's most desirable residential areas. Close to Mesnes Road and Wigan Lane the property is within easy reach of good local schooling and shopping, within walking distance of the Town Centre and Railway Stations and close to Mesnes Park and Haigh Woodland Park.

The property is beautifully presented, whilst retaining all the character of a 1930's house. This property has been fully renovated and is presented in turn-key condition. The accommodation briefly comprises, to the ground floor, fabulous Reception Hall with stairs to first floor and Cloakroom with W.C. Separate Sitting Room to the front, complete with bay window, original tiled cast-iron fireplace and Crittall doors leading into the bright and spacious dining room and fabulous shaker style kitchen. French doors lead out to the gardens, which have been recently modernised to a very high standard, offering the perfect space for outdoor entertaining and relaxing.

The first floor is accessed from the beautifully panelled staircase, there is a landing area with double glazed window and a drop down ladder allows access to the loft space. There are three good sized Bedrooms, the principal one having fitted wardrobes and traditional style panelling. There is a quality family bathroom room with shower enclosure.

The property occupies a good plot, there are lawned gardens to the front and a large driveway provides parking for multiple vehicles. To the side the Garage provides access to the rear garden, but could easily be converted to provide extra living accommodation. The property offers a rare combination of space and style in a sought-after residential area and viewings are essential to appreciate this beautiful home.

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Total Approx. Floor Area 1218 Sq.ft. (113.2 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.

