

MORGAN H LEWIS



Asking Price £220,000

Widdrington Road, Wigan WNI 2LU

- *Substantial period terraced house
- *Fantastic location overlooking Douglas Valley
- *Beautifully presented accommodation
- *Four bedrooms
- *Quality kitchen and bathroom

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A beautifully presented period terraced house offering substantial accommodation retaining much original character. Situated at the end of Monument Road the house occupies a fantastic location enjoying views over the Douglas Valley to the front yet being within walking distance of the Town Centre and Railway Stations for commuting to Liverpool and Manchester.

The house offers impressive accommodation which briefly comprises, to the ground floor, reception hall with tiled floor, period style radiator and stairs to first floor. Lounge at front with bay window, fireplace with log burner and period style radiator. Dining room at rear with french doors leading to rear yard, fireplace with living flame gas fire, period style radiator. Impressive kitchen with fitted wall and base units and integrated appliances including eye level oven, hob with extractor hood, fridge freezer and dishwasher. There are two windows and external door to the side.

To the first floor there is a light and airy landing providing access to three bedrooms as follows: One at front, a fantastic room with two windows enjoying views over the Douglas Valley. Two at rear with original cast iron fireplace and Three at rear presently used as an office. Re-fitted family bathroom with quality suite comprising bath with rainfall and hand held showers, vanity washbasin and low level WC, tiled relief to walls, heated towel rail. A staircase on the landing leads to the Fourth bedroom, a really attractive room with double glazed skylight light.

To the outside there is a low maintenance paved rear yard which enjoys the afternoon sun, whilst to the front there are mature gardens on the opposite side of the road.

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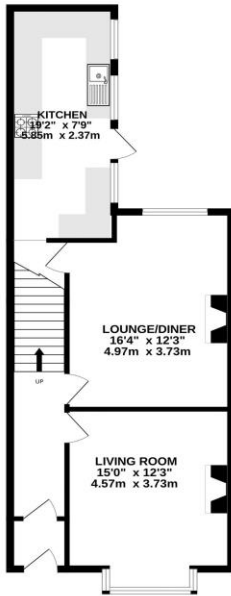


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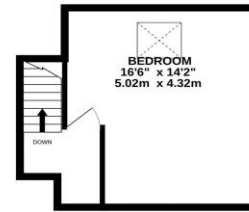
GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.5 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.9 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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