

MORGAN H LEWIS



Asking Price £335,000

Swinley Lane, Wigan WN1 2EB

*Stunning Grade II Listed Home

*Built in 1897 by William Crompton

*In The Heart of Swinley

*Walking Distance to Wigan Centre

*Transport Links to Manchester/Liverpool/London

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This lovely four bed, double-fronted, period residence is brimming with character and charm, its elegant façade providing only a glimpse of the size and quality of accommodation within. The property is Grade II listed, Victorian and built in 1897 by William Crompton. This landmark property is located in the highly regarded district of Swinley, an area renowned for its pleasing blend of prestige and period homes, whilst being conveniently located only a short drive, walk or bus journey from the bustling centre of Wigan.

On entrance to the property, you will be greeted by the high standard of finish throughout and the abundance of original features, such as beautiful fireplaces, decorative high ceilings and cornicing. The property delivers almost an expansive floor plan, providing well-proportioned living spaces throughout and a large basement, which covers the entire footprint of the property. To the ground floor there is an entrance porch, leading into the grand reception hallway, with its beautiful original features and glorious spindled staircase to the first floor; creating a truly impressive first impression. There are two reception rooms, including the main lounge, with highlights including a beautiful circular bow window, with stunning sash windows flooding the room with natural light, picture rails and coving. The dining room is equally as impressive, with bags of character, tied together with beautiful picture rails, panelling and an impressive original feature fireplace. The ground floor accommodation is completed by the large kitchen, fitted with a comprehensive range of modern high gloss units, equipped with double oven, hob, barista style coffee machine, built in dishwasher and fridge/freezer and a doorway leading outside. Finally, to the ground floor is a handy utility space and further w.c.

To the first floor, via the imposing staircase there are three double bedrooms, all of which are bright and appealing, with the third bedroom again featuring a stunning bow window. Finally, the family shower room, re-fitted with a contemporary three-piece suite comprising of tiled wall, mounted vanity hand basin, close coupled WC and large walk in shower. An ornate porthole window brings natural light into the space. To the second floor this property continues to impress. The Master suite is spacious and bright, with a cast iron fireplace and period windows, with its own ensuite, featuring a freestanding bath, w.c. and basin, with skylights lighting the room without compromising on privacy.

To the rear of the property is a low-maintenance private courtyard, comprising of a Indian stone paved patio area, providing a welcome space for summer barbeques and evening summer drinks. Finally, to the outside is a separate bin storage area. Early viewings are highly recommended to avoid disappointment on this delightful family home.

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Total Approx. Floor Area 1731 Sq.ft. (160.9 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.

