

# MORGAN H LEWIS



Asking Price £370,000

**Spencer Road, Wigan WNI 2PW**

- \*Stunning Semi Detached Home
- \*Highly Prized Location
- \*Recently Renovated to a High Standard
- \*Large Driveway
- \*Views Over Whitley Reservoir



# MORGAN H LEWIS



# MORGAN H LEWIS

A rare opportunity to purchase a beautiful, extended, character semi-detached house situated on one of Wigan's most desirable residential streets. 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 wooden laminate flooring. To the rear of the property is the impressive 18' Kitchen Diner, which is well appointed with shaker style doors and contrasting wooden worktops, all tied together with herringbone flooring. fabulous shaker style kitchen. French doors lead into the impressive conservatory, a lovely bright space, perfect for entertaining or relaxing whilst looking out onto the fabulous garden.

The first floor is accessed from the beautifully decorated 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 a large bay window with stylish wooden shutters and herringbone floor and traditional style panelling. Bedrooms two and three both benefit from built in wardrobes, with bedroom two offering a beautiful view over Whitley Reservoir. There is a quality family bathroom, with marble effect tiling and wood panelled bathroom suite, with separate shower enclosure. Externally, the property certainly has kerb appeal, with beautifully pointed brickwork and a large driveway providing 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. To the rear of the property, the large rear garden is a fabulous space, with a large decked area, perfect for entertaining or relaxing and manicured lawn, with bright borders all round.

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.



# MORGAN H LEWIS





# MORGAN H LEWIS



# MORGAN H LEWIS

## Spencer Road

Total Approx. Floor Area 1432 Sq.ft. (133.1 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.

