

MORGAN H LEWIS



Asking Price £265,000

Swinley Road, Wigan WNI 2DL

- *Attractive traditional semi detached house
- *Three Bedrooms
- *Close to Wigan Town Centre
- *Tasteful neutral decor which complements the character of the home perfectly
- *Rear garden with Indian stone patio

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This attractive three bedroom bay fronted traditional semi-detached residence offers a fantastic floor plan extending to approximately 1052 square feet with living areas that are well presented, tastefully decorated and just perfect for a family home. The property occupies an attractive position along this tree lined road, around the corner from the beautiful Mesnes Park, and close to the centre of Wigan, with its range of shops, restaurants and cafes. The area also boasts a number of highly regarded schools at both primary and secondary level, whilst the older members of the family are well catered for, with just a short drive to the M6 motorway ensuring major commercial centres such as Manchester and Liverpool are within a reasonable commute.

The bright and airy living areas are highlighted by quality fixtures and tasteful neutral decor which complements the character of the home perfectly. Accommodation briefly includes a welcoming reception hallway with staircase to the first floor and handy understairs cloakroom, a spacious formal lounge with feature bay window and fireplace, and a lovely bright dining room with access out onto the rear garden. The comprehensively fitted kitchen offers an array of wall and base units having ample work space and access to the outside of the home.

On the first floor there are three well proportioned bedrooms, two of which are good-sized doubles. The main bedroom features a lovely walk-in bay and fitted wardrobes, whilst bedroom two also features fitted storage. The family bathroom, , affords a stylish and contemporary styled bathroom suite in classic white and comprises a low level WC, vanity wash hand basin, and corner shower unit. Outside the property is set behind a red brick wall with block paved access to the side of the home. The rear garden is of a really good size, and is completed with Indian stone patio, perfect for outdoor dining or evening drinks, planted beds and a brick built outbuilding. Other benefits of this delightful home include gas central heating and double glazing.

Viewings of this period home, full of original character, are now invited.

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Total Approx. Floor Area 1052 Sq.ft. (97.7 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.

