

MORGAN H LEWIS



Asking Price £285,000

Swinley Lane, Wigan WN1 2EF

- *Beautifully Presented Period Terraced Property
- *Three Reception Rooms and Five Bedrooms
- *Accommodation over Three Floors
- *Courtyard Garden to Rear
- *In The Heart of Swinley

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Located along this popular street, within walking distance of Wigan Town Centre, this impressive garden fronted period terraced home, with accommodation arranged over three floors and offering over 1650sqft of living space.

The accommodation of this very attractive home briefly comprises of; entrance porch, with chequered tile flooring, hallway with staircase rising to the first floor, with attractive original staircase, and wooden laminate flooring. The hallway leads to the living room, which is a bright cosy space, with large chimney breast and fireplace and bay window. To the rear of the property is the large open plan kitchen diner, fitted with a range of wall and base units and a five ring gas burner range oven with overhead extractor hood. To the rear of the kitchen is a large garden room and access to the safe rear courtyard garden.

The first floor provides three lovely bedrooms and the family bathroom. The Master bedroom featuring an original cast iron fireplace. The family bathroom is equally as well presented as the rest of the home, with a vanity wash hand basin, panelled bath with overhead shower and w.c, finished with smart tiling. To the top floor, there are two further bedrooms, both of which are large and well presented, both serviced by a handy shower room. Externally, the home is located behind a low red brick wall. The rear pretty garden is walled and fenced for privacy. A seating/bbq area creates a fantastic space to enjoy the summer months.

Ideally located close to the pretty Mesnes Park, Swinley's trendy bars and cafes and yet also an easy walk into Wigan town centre, this home is ideal for access to Wigan's mainline railway station. Viewings of this gorgeous home are now welcomed.

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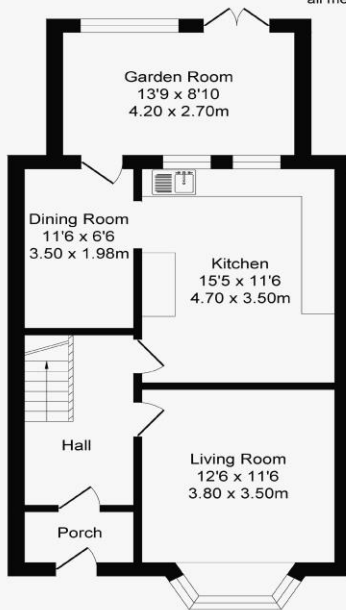


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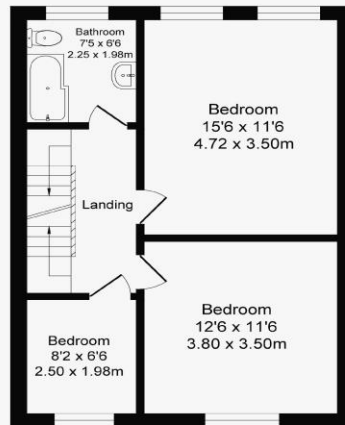
Swinley Lane, Wigan

Total Approx. Floor Area 1659 Sq.ft. (154.2 Sq.M.)

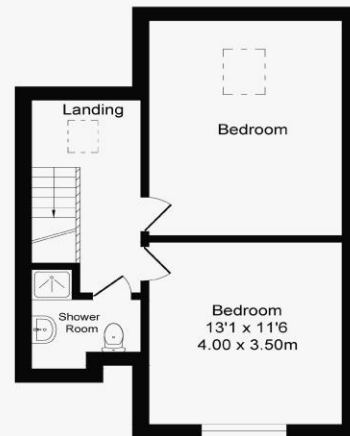
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 673 Sq.Ft
(62.5 Sq.M.)



First Floor
Approx. Floor
Area 523 Sq.Ft
(48.6 Sq.M.)



Second Floor
Approx. Floor
Area 464 Sq.Ft
(43.1 Sq.M.)