

MORGAN H LEWIS



Asking Price £199,950

Upper Dicconson Street, Wigan, WN1 2AG

- *Attractive Traditional Style Semi-Detached Property
- *Three Bedrooms
- *Lounge and Dining Kitchen
- *Rear Garden with Detached Garage
- *Modern Bathroom Suite
- *Viewing is Highly Recommended

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Now available for purchase is this attractive traditional-style semi-detached house. Situated in the heart of Swinley, within walking distance of trendy local bars and cafes, Wigan Centre and Railway Stations and within easy reach of the M6 & M58 Motorways.

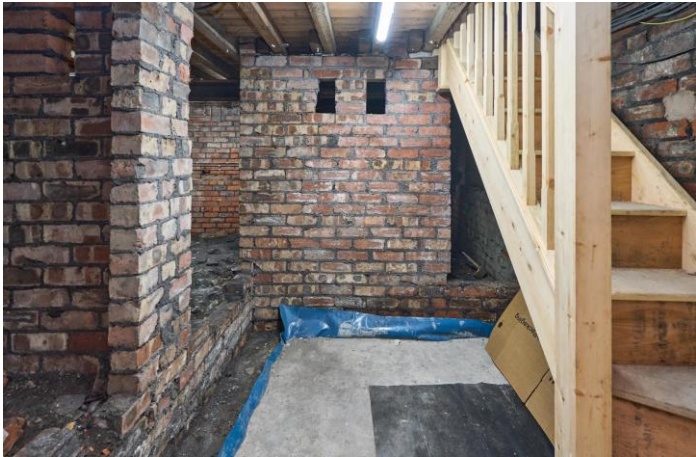
The property offers a generous floor plan, with a layout perfect for modern day living and with excellent potential to further improve the property in the basement areas, which could be converted to provide extra living accommodation with a potential floorplan extending to approximately 1561 sq ft. The accommodation briefly comprises of an entrance vestibule, leading into the welcoming open hallway. The lovely light and bright lounge is situated at the front of the home, with stunning original wooden flooring, walk-in bay window and contains a feature fire surround. To the rear of the home is the spacious open plan dining kitchen area, which has been fitted with a range of modern high gloss wall and base units incorporating an extractor hood over the cooking area and built-in oven, contrasting worktops and window overlooking the rear garden area. The dining area offers plenty of space for a dining table and chairs and French doors, flooding the space with natural light and leading to the rear garden area. There is also access to the basement area, ideal for storage or the opportunity to develop extra living accommodation.

The first floor offers three excellent bedrooms, two good doubles and a single, all with original stripped and varnished doors. The family bathroom contains a stylish three-piece suite in white incorporating a panelled bath with over shower, vanity wash hand basin and wc all tied together with attractive tiling. Externally, the property has a paved front garden, which could potentially be converted to off road parking. The excellent rear garden is a generous size, and not directly overlooked from the rear, making this space lovely and bright, perfect for entertaining in the summer months. The garden is paved for easy maintenance with a detached garage which is ideal for storage or off-road parking if required. There is on road parking to the front (with permits for residents).

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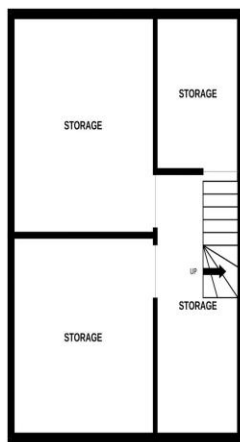


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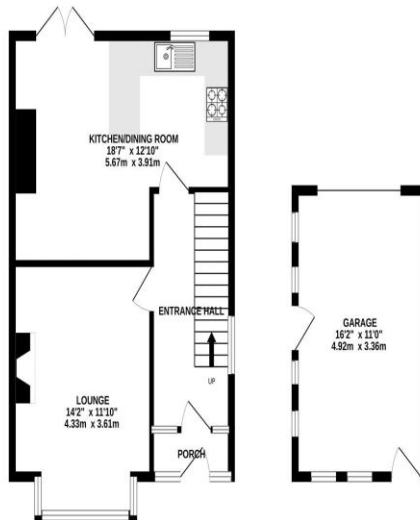


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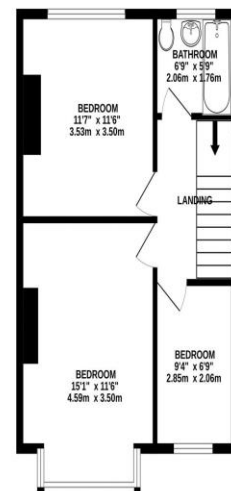
BASEMENT
466 sq.ft. (43.3 sq.m.) approx.



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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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