

# MORGAN H LEWIS



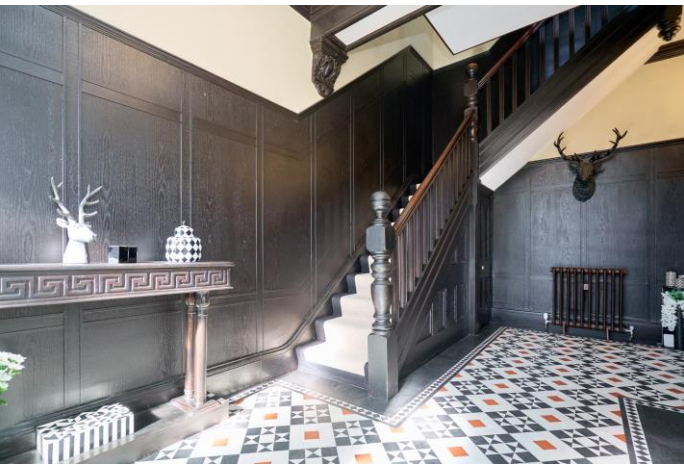
Asking Price £520,000

**Swinley Road, Wigan WNI 2DL**

- \*Traditional Victorian Semi Detached
- \*Five Double Bedrooms
- \*Loft Room with En-Suite Shower Room
- \*Off Road Parking For Multiple Vehicles and Car Port
- \*Sympathetically Modernised Retaining Original Character



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Now available for the first time in nearly thirty years, this stunning five bedroomed character home is truly impressive. This 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 Victorian and built in the late 1800's. The property has not been on the open market in over 30 years and 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 or bus journey from the bustling centre of Wigan.

On entrance to the property through the stunning stained glass timber doorway, 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, including a spacious loft conversion, with views over the town. To the ground floor there is an entrance porch, with beautiful ornate tiling, leading into the grand reception hallway, with its beautiful original features and glorious panelled & spindled staircase to the first floor; creating a truly impressive first impression. There are three reception rooms, a formal front living room, with ornate coving & skirtings, stone fireplace and log burner, with a large walk in bay window flooding this room with natural light. To the rear of the property, a secondary family living room, beautifully curated to create the perfect place to relax as a family. Again, with original coving and skirting continuing, log burner, attractive traditional panelling with large picture windows complete with stained glass units flooding this room in light and perfectly framing the large garden to the rear. The ground floor accommodation is completed by the large kitchen-diner, which has been recently fitted to a beautiful standard, perfectly blending the character and charm of this home, with the modern amenities needed for modern family living. With under floor heating and a range of integrated appliances, including three ovens, induction hob, dishwasher and fridge freezer. A large breakfast bar separates the kitchen and dining areas, whilst keeping this an open and welcoming space. The perfect place for cooking as a family or entertaining many guests! Finally, through the kitchen, to the first floor is a spacious and very handy boot room, leading onto a utility space and w.c.

To the first floor, via the imposing staircase there are four well sized bedrooms, all accessed via the spacious landing and all of which are bright and appealing, with the master bedroom enjoying a large bay window. Also, the marvellous family bathroom, with under floor heating, which again perfectly blends modern features and style with traditional accompaniments, with attractive contemporary tiling, claw foot bath and walk in shower. Seemingly never-ending, this home continues to impress as you visit the fifth bedroom to the top floor. Spacious and airy, with velux windows and vaulted ceiling and a full size ensuite bathroom, complete with three piece bathroom suite with w.c., basin and enclosed shower. There is also a further room to the top floor, which would make a tremendous walk-in closet. But if you thought this home had no further surprises, you would be mistaken; a top floor balcony provides incredible views over the town, perfect for enjoying a sunset, or for unrivalled views of fireworks on bonfire night.

Externally, this property continues to impress. To the side of the property is a large drive leading to a carport – an enviable rarity in Swinley, proving parking for multiple vehicles. To the rear of the property is the large walled gardens, with two stone patio areas, a large astroturfed garden, two storage outbuildings and a heated outdoor terrace, which creates the perfect environment for summer afternoons and large outdoor get togethers with family and friends, even when the weather gets colder!

Homes of this calibre very rarely come around and early viewings are highly recommended to avoid disappointment on this delightful family home.



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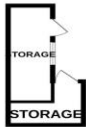
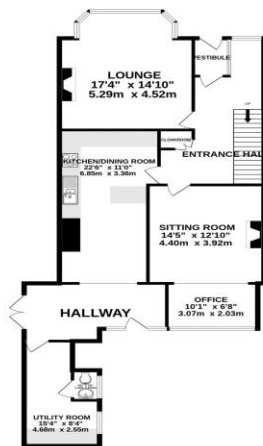


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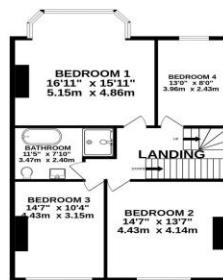


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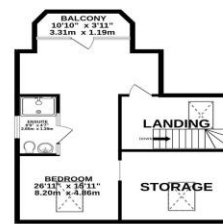
GROUND FLOOR  
1242 sq ft. (115.4 sq.m.) approx.



1ST FLOOR  
865 sq ft. (80.4 sq.m.) approx.



2ND FLOOR  
607 sq ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 2714 sq.ft. (252.2 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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