

MORGAN H LEWIS



Asking Price £345,000

Sheaves Close, Wigan WN2 5YS

- *Executive Detached Home Set Over Three Floors
- *Four Bedrooms and Three Bathrooms
- *No Upward Chain
- *Circa 1919sq.ft
- *Double Garage and Parking for Two Cars

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New to the market, this impressive executive detached home is now available with NO ONWARD CHAIN. Situated at the end of a quiet cul-de-sac, on the edge of Abram Nature reserve, this property occupies a prominent position, with a fantastic approach, this handsome property sits on a lovely corner plot and has been meticulously maintained with just one owner since new.

The property extends to a very generous 1909sq.ft with accommodation over three levels and a lovely layout, perfectly suited to family living. The accommodation on offer briefly comprises of, an impressive entrance hallway, which is light and spacious and grants access onto the rest of the living space, a large family living room, which spans the depth of the house, with dual aspect windows and French doors looking out to the gardens. There is a generous dining room, which is suitable for a multitude of other uses, such as a home office, snug, games room or possible extra bedroom. The kitchen is to the rear of the property, which has been very well maintained, with French doors leading out the garden and a range of wall and base units in classic white, with contrasting wood effect worktops and a range of new appliances including fridge/freezer, gas hob, cooker and brand new dishwasher. The kitchen leads onto a handy utility room, which matches the kitchen and could easily become part of the kitchen, should the next custodian wish to open it up. Finally, to the ground floor is a handy w.c.

To the first floor are two (formerly three) generous bedrooms and a family bathroom. The master bedroom is spacious, with fitted wardrobes and a large ensuite, with w.c., basin, and enclosed shower. Bedroom two spans the entire length of the property, with dual aspects making this a bright and airy space. Finally, the family bathroom is well appointed with shower over bath, w.c. and basin.

The top floor gives way to another two generous bedrooms and a bathroom, again with both bedrooms being generous doubles, with fitted eaves wardrobes. Perfect for older children or providing the possibility to create a truly impressive master suite. The bathroom again, is well appointed, with w.c., basin and shower. Both floor landings have excellent storage options, with cupboards built in on both floors. Finally, this home continues to impress outside, with driveway parking for two cars at the front and a large double detached garage. To the rear of the property, the gardens have been beautifully curated, with well appointed flowerbeds and delightful water feature, this private garden offers a fabulous place to relax, entertain or enjoy the summer months.

This home is presented in turn-key condition and truly needs to be viewed in person to be appreciated. Early viewings on this impressive executive home are recommended.

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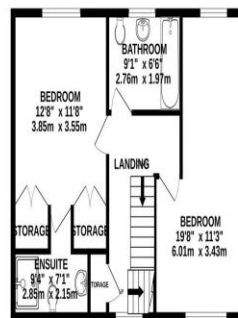


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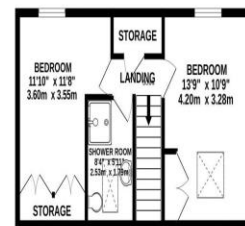
GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1909 sq.ft. (177.3 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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