

MORGAN H LEWIS



Asking Price £274,995

Park Road, Wigan WN6 7AA

- *Characterful Mid Terraced Home
- *Four Bedrooms and Three Reception Rooms
- *Recently Re-Fitted Beautiful Kitchen
- *Stylish Four Piece Family Bathroom
- *Circa 1578 sq.ft

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Brimming with character and stunning original period features, this fantastic home offers a perfect balance of traditional character and modern facilities. The home has been beautifully renovated and presented to a lovely standard and offers an exceptionally generous floor plan extending to an impressive 1578 sqft. Just as attractive on the outside as it is on the inside, this immaculate home dates back to 1893 and is within walking distance of the town centre, railway stations with excellent commuter links to Manchester and Liverpool.

Constructed with red brick and set behind a gated and walled front garden this lovely home has been completed by the current owners, who have been sympathetic to the character of the house, whilst creating a space for modern family living and should be viewed to appreciate its true beauty.

The accommodation briefly comprises of an original tiled entrance vestibule, and complete with the original tiled entrance floor and walls. The vestibule leads to an impressive hallway with original spindle balustrade and staircase, and access into the ground floor reception rooms. The impressive front lounge, complete with stunning fireplace and bay window with coving. The second reception room offers a cosy space at the rear of the home complete with gas fire, new solid oak flooring and French doors overlooking the courtyard. The well presented kitchen has recently been refitted with a contrasting shaker style design, to create a space for modern living and offering a super range of fitted units, space for dining and access outside. The kitchen is tied together with classic subway tiles and new solid oak wooden flooring.

The first floor provides four excellent bedrooms and the family bathroom. All of the bedrooms are a great size with bedroom three currently being used as a perfect walk in wardrobe. The front bedroom features two windows, original tiled fireplace and stunning wooden flooring. The family bathroom is equally tastefully presented and perfectly blending modern and traditional, with a four piece suite including a walk-in shower, separate stand alone bath, wash hand basin and w.c with modern floor and wall tiling completing this space.

The outside spaces of this home are appropriate for a town house with a lovely garden frontage, set behind a wall and to the rear with a beautiful sun filled external courtyard, positioned behind a gate, and perfect for outdoor dining and entertaining. Close to Wigan town centre, with it excellent range of shopping and facilities, this lovely property is also within walking distance to the railway station, ideal for commuting to both Liverpool and Manchester city centres.

Viewings of this simply delightful home are now welcomed via our office.

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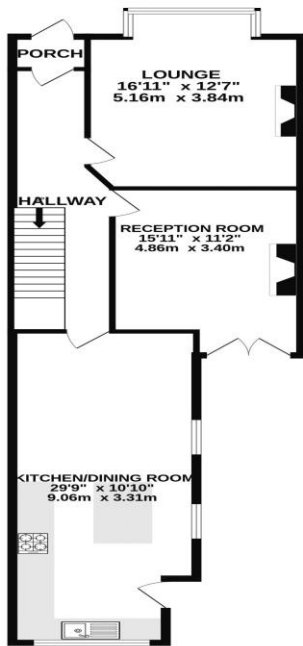


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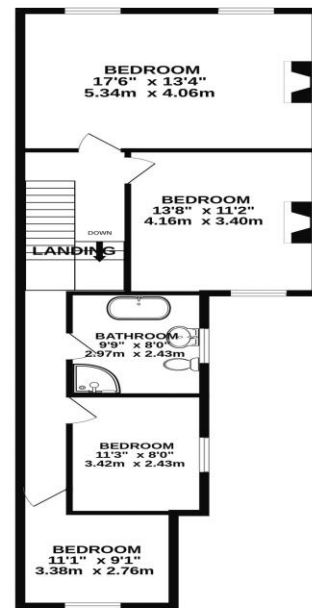


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GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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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