

# MORGAN H LEWIS



**Offers in Excess of £185,000**

**Hodges Street, Wigan WN6 7JD**

\*Circa 1200Sqft

\*Popular Location

\*Walking Distance to Mesnes Park, Wigan Centre

\*Beautifully Presented

\*Three Excellent Bedrooms

\*Traditional Features

\*Loft Room



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Set along a well-regarded street within easy reach of Wigan Town Centre, this period terraced home is quietly sophisticated, perfectly blending Scandi charm with Victorian elegance.

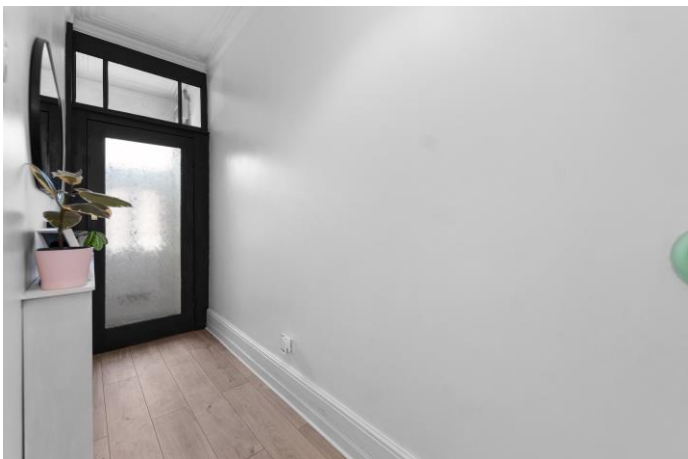
The home spans a generous 1,200 square feet and opens with an entrance porch that leads into a traditional hallway. Here, original cornicing and a striking original tiled floor set a respectful tone for the blend of old and new that follows. A staircase rises to the upper floors, while the hallway flows into a beautifully arranged ground floor living space. To the front, the bay-windowed lounge is both inviting and practical, featuring built-in cabinetry and a fireplace fitted with an electric stove all perfectly framed with tasteful colours and original coving. This room merges seamlessly with the dining area—an open, flexible space with a beautiful cast iron stove and picture window looking out to the garden, ideal for both relaxed evenings and entertaining. Just beyond lies the kitchen. Traditional cabinetry, integrated appliances, and contrasting worktops reflect a contemporary sensibility. A uvpc door leads to the private rear courtyard garden, which is thoughtfully laid out with both patio and lawn area, to make the most of the weather.

Upstairs, three well-proportioned bedrooms await. The main family bathroom is finished perfectly in keeping with the homes history, with a traditionally styled suite, classic subway tiling and a bath with overhead shower. A large bright hallway provides access to all rooms, with generously high ceilings. The loft, converted into a generous extra room, completes the layout. With Velux roof light and built-in eaves storage, it's a peaceful and private retreat, high above the rhythm of daily life. Externally, the home is set behind a low red-brick wall with a smart, easy-care front garden. The rear courtyard is both practical and charming—a low-maintenance space designed for enjoyment, whether quiet or social.

Situated near the beautifully maintained Mesnes Park and just a short walk from Wigan's mainline station, this is a home that combines thoughtful design with a deeply liveable sense of place.



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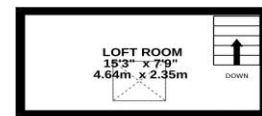
GROUND FLOOR  
566 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR  
117 sq.ft. (10.8 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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