

MORGAN H LEWIS



Asking Price £320,000

Swinley Lane, Wigan WNI 2EF

- *Beautifully Presented Traditional Semi
- *In the Heart of Swinley
- *Driveway Parking For Multiple Vehicles
- *Extended Open Plan Kitchen Diner
- *Walking Distance to Mesnes Park and Haigh Hall
- *Easy Commuter Links to Manchester and Liverpool

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Tucked away on one of Swinley's most sought-after streets, this semi-detached home sits along Swinley Lane, just a short walk from Mesnes Park, Wigan Infirmary and Haigh Hall. It's a property that blends the charm of tradition with the reassurance of thoughtful, modern refurbishment.

Originally constructed with the solid, reassuring quality of its period, the house has been thoughtfully updated by its current owner. The result is a home that feels loved, ready for the next custodians to enjoy. A welcoming entrance hallway sets the tone, where an art deco staircase and fresh carpeting draw the eye. The living room is warm and inviting, anchored by a bay window perfectly framed with ornate original coving, with a welcoming gas fireplace. The extended kitchen and dining space have been reimaged as the heart of the home. Here, classic white shaker units with contrasting wood effect worktops blend seamlessly into the open plan-dining and living space, creating an environment that's both efficient and sociable. Integrated appliances are neatly tucked away and a pair of French doors, accompanied by velux windows flood this room with natural light. Tucked away, yet still open plan is the rear living space, centred around a stylish wood burner adds a quiet and relaxing space without being closed off.

Upstairs, the first floor offers three generously sized bedrooms. One has been adapted into an office, while the front bedroom enjoys a fitted wardrobe and is flooded with natural light. A stylish four-piece bathroom, modern yet in keeping with the house's character, completes this level. In terms of updates, the home has been extensively and intelligently improved: a new roof has been added along with a modern, yet in-keeping composite front door. Outside, this property continues to surprise. A deceptively big driveway gives way to the garage, with up and over door to provide vehicular access, and then a further outbuilding attached to the rear of the garage, currently used as a workshop and utility room. The rear garden is a walled retreat, private and well presented. Mostly laid to lawn with Indian stone patio and seating area providing both a relaxing environment and a handy space to entertain in the summer months.

Swinley itself is one of Wigan's more desirable enclaves—known for its strong sense of community, good schools, and a growing culture of café's and trendy bars. This is not just a house—it's a home with roots, character and convenience.

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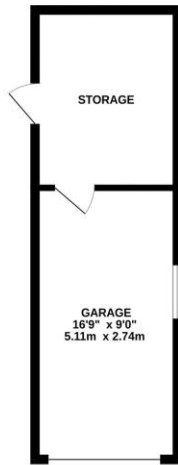


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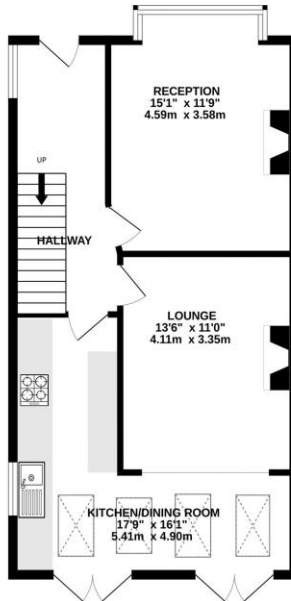


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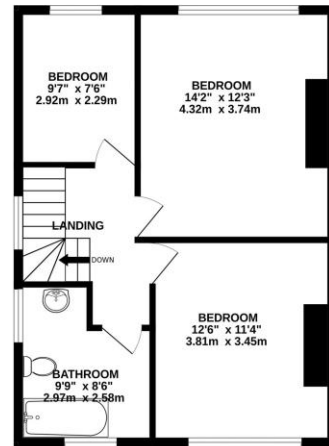
GROUND FLOOR
249 sq ft. (23.2 sq.m.) approx.



1ST FLOOR
588 sq ft. (54.5 sq.m.) approx.



2ND FLOOR
513 sq ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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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