

# MORGAN H LEWIS



Asking Price £215,000

**Kirkless Street, Wigan WN2 1EX**

\*Stylish Three Bedroom Semi Detached

\*Three Good Sized Bedrooms

\*Driveway Parking

\*Private Rear Garden

\*Close to the canal for walks into Haigh Hall, with Wigan Town Centre and the M61 and M6 motorways just a short drive away

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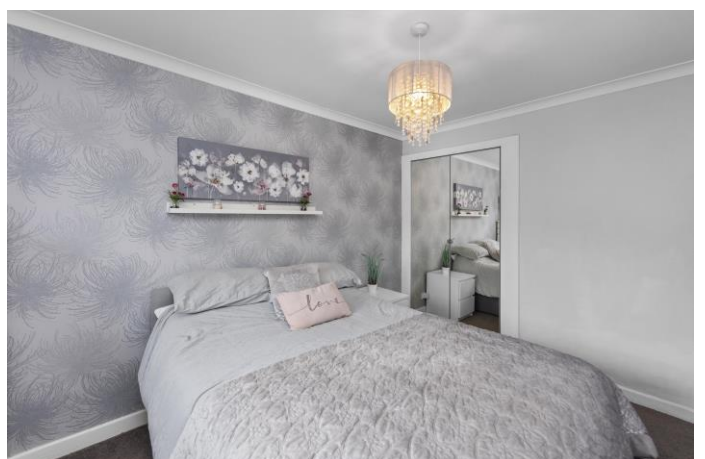
Now available for sale, this beautifully presented traditional semi-detached property is perfect for those looking for a comfortable home, which can be enjoyed with ease. Ideally located on a popular street, the property is within easy walking distance of local shops and schools, close to the canal for walks into Haigh Hall, with Wigan Town Centre and the M61 and M6 motorways just a short drive away—ideal for commuters and families alike.

Well decorated throughout with a stylish and modern décor, the property is presented in move-in condition, having been well maintained by its current owner. The ground floor accommodation features a welcoming entrance hall with stairs to the first floor, leading into a bright lounge area, with stylish laminate flooring flowing through to the Kitchen diner. The heart of the home, the kitchen is well appointed with sleek high gloss cabinets and contrasting worktops, with integrated appliances including dishwasher, oven and fridge freezer. French doors flood the space with natural light and provide easy access to the rear garden.

Upstairs, there are three well-proportioned bedrooms—two generous doubles with the master enjoying fitted wardrobes, and a good-sized single—alongside a stylish family bathroom complete with a shower-over-bath, WC, and wash basin.

Externally, the property boasts ample driveway parking and a delightfully appointed rear garden, which is laid to lawn with an Indian stone patio, perfect for outdoor entertaining and relaxing.

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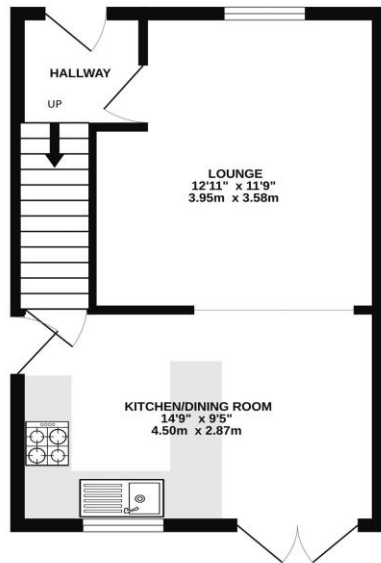


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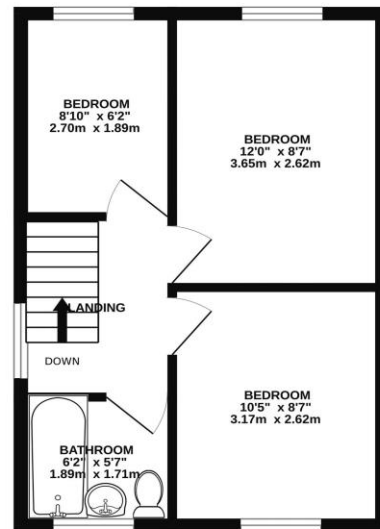


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GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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