

# MORGAN H LEWIS



**Asking Price £225,000**

**Kenyon Road, Wigan WN1 2DQ**

- \*Unlimited Potential
- \*Fantastic Location
- \*Traditional Three Bedroom Semi
- \*Large Garden
- \*Off Road Driveway Parking
- \*Original Features Throughout



# MORGAN H LEWIS



# MORGAN H LEWIS

Opportunities to purchase homes like this don't come along often. Set on the ever-popular Kenyon Road, this handsome traditional semi-detached property is full of original features, generous proportions, and genuine charm—making it an ideal choice for those looking to blend period character with everyday practicality.

From the moment you step inside, there's a sense of craftsmanship and care, longing to be brought back to its former glory. The entrance hall leads into a wide, welcoming foyer. High ceilings and an original staircase reinforce the home's character and sense of space, with stunning coving and door casings. The front living room is bright and elegant, featuring a classic bay window, original coving, and original wooden flooring. A second reception room offers flexibility—perfect as a snug or family room, with pitched glass windows that look out to the mature rear garden. At the back of the house, the large dining kitchen providing scope for redesign or modernisation and beautiful stone floor which could be polished up to be a truly impressive addition.

Upstairs, a generous landing connects three well-sized bedrooms. The principal bedroom at rear looks out over the impressively sized gardens, while the second double looks out over the driveway onto the tree lined, Kenyon Road. Even the third bedroom offers space for a double bed—something that's increasingly rare in today's homes. The bathroom retains a retro charm with traditional tiling and built in vanity sink unit. Outside, the south-facing garden is a real asset. Mature and private, it backs onto the former collage. The space lends itself beautifully to family life, entertaining, or simply enjoying the sun and is definitely a rarity in Swinley.

To the front of this attractive home is driveway parking for two vehicles. The house benefits from double glazing and gas central heating, and while it would welcome some thoughtful updating, it's clear that the structure is sound and the bones of the home are strong.

This is a property that offers far more than just four walls—it offers potential, charm, and a rare chance to restore and reimagine a much-loved home. Early viewing is highly recommended.



# MORGAN H LEWIS



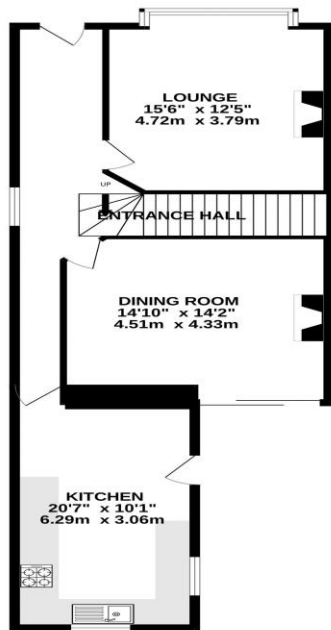


# MORGAN H LEWIS

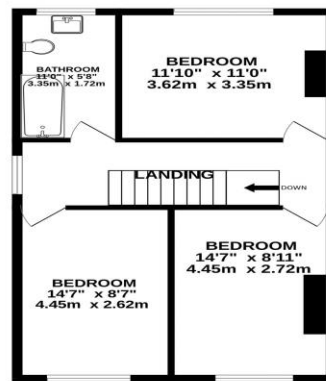


# MORGAN H LEWIS

GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given.  
Made with Metropix ©2025

