

# MORGAN H LEWIS



**Offers Over £130,000**

**Park Road, Wigan WN2 3RX**

- \*Victorian Mid Terraced House
- \*Two Reception Rooms and Two Bedrooms
- \*Some Original Features Remain
- \*Kitchen and Utility Room
- \*Not Overlooked at the Rear
- \*\*Huge Potential\*\*
- \*CHAIN FREE



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Tucked along one of Hindley's most sought-after lanes, this Victorian terraced home is rich in character and offers a wonderful opportunity for thoughtful restoration. A short walk from both the village centre and the green open space of Leyland Park, the location strikes a balance between convenience and charm.

Stepping through the entrance vestibule, the home immediately speaks of its past — with original tiled flooring and a solid wood door offering a glimpse into its heritage. A long, traditional hallway links the home's ground floor spaces, leading first to a generously sized front living room. Here, a large fireplace and detailed coving anchor the space, giving it a sense of quiet elegance. To the rear, a second lounge looks out over the garden and includes a useful under-stairs storage area — a practical touch within a home of this age. Beyond, a spacious galley-style kitchen and dining area awaits. While the kitchen would benefit from updating, it offers scope for transformation — a space full of potential for those with vision.

Upstairs, the home continues to impress with two well-proportioned bedrooms. Both retain their original doors and striking cast iron fireplaces, while the rear bedroom enjoys views over nearby stables. The main bedroom looks out across to Leyland Park House — a view that subtly connects this home to its setting and story. The bathroom is compact but functional, with the possibility for reconfiguration should more space be needed. Outside, a bright rear yard catches the sun and includes a useful brick-built storage shed — a nod to the practical sensibilities of the home's Victorian roots.

This is a house that has been lived in and loved — and now quietly waits for its next chapter. With the right attention, it has the potential to become a truly beautiful period home once again.



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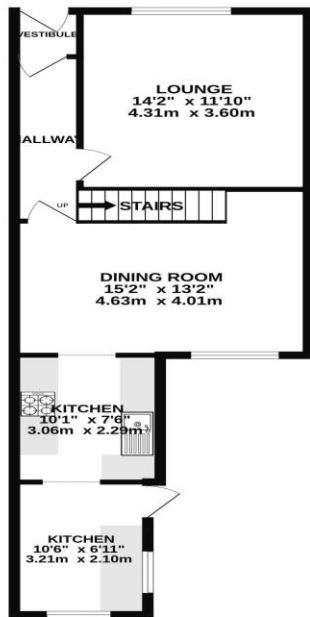


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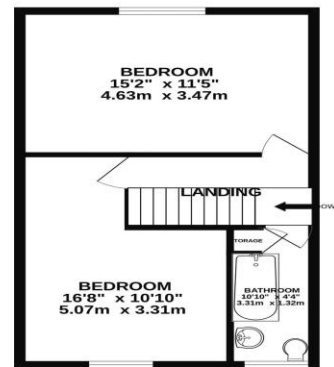


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GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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 operation or efficiency can be given.  
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