

MORGAN H LEWIS



Asking Price £169,950

Park Road, Wigan WN6 7AQ

- *Beautifully Maintained Terraced Home
- *Open Plan Lounge/Diner
- *Two Generous Bedrooms
- *Recently Fitted Shaker Style Kitchen
- *Four Piece Bathroom
- *Lovely Courtyard Garden to Rear

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This beautifully maintained two bedroom home, with its classic design and understated charm, this property provides a practical and inviting space, all within easy reach of Wigan's vibrant town centre. Set in a highly convenient location, residents will enjoy access to an excellent mix of local amenities, including high street and independent retailers, restaurants, and cafés, along with strong local schooling options and reliable transport links—making this an ideal setting for growing families.

On entering through the enclosed porch, you're welcomed by a wide reception hallway, where original features such as decorative coving offer a subtle nod to the home's heritage. This sense of character continues into the spacious open plan lounge diner, a comfortable and light-filled space thanks to a generous bay window. A feature fireplace with inset gas fire adds a sense of warmth and focus. The dining space presents versatile opportunities: a further sitting room, a children's play area, or perhaps a more formal dining space, with French doors opening out to the garden space. However, it is the impressive kitchen that will likely become the social heart of the home. Having recently been fitted, this timeless shaker style kitchen features a gas range oven, as well as a plethora of integrated appliances.

Upstairs, the well-lit landing leads to two well-proportioned bedrooms—both doubles, each offering their own balance of comfort and function, with the master bedroom offering the opportunity to be split into two double bedrooms, should further space be needed. The family bathroom has been updated with a clean, modern suite including a pedestal basin, WC, a large double shower enclosure with steam shower aromatherapy unit with radio and an impressive double jacuzzi bath. Externally, the property is garden-fronted, with a private enclosed courtyard to the rear—ideal for a morning coffee or quiet evening.

This is a home that has been cared for with attention and respect—one that balances style, space, and practicality in equal measure. A viewing is strongly encouraged to appreciate everything it has to offer.

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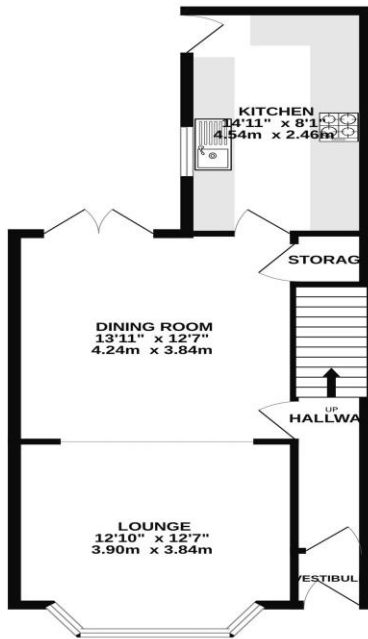


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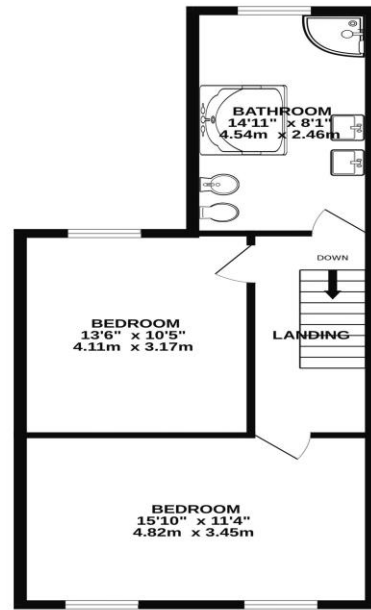


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GROUND FLOOR
528 sq. ft. (49.0 sq.m.) approx.



1ST FLOOR
513 sq. ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq. ft. (96.7 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 operability or efficiency can be given.
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