

# MORGAN H LEWIS



Asking Price £130,000

**Pagefield Street, Wigan WN6 7ED**

- \*Three Bedroom Terraced House
- \*Double Glazing & Central Heating
- \*Open plan Living Room and Dining Room
- \*Fitted Kitchen
- \*Ideal for First Time Buyers
- \*No Chain

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Tucked away on Pagefield Street, in the heart of Wigan's well-connected Springfield area, this three-bedroom terraced home offers a strong opportunity for first-time buyers, or indeed for those seeking a considered rental investment. With Mesnes Park, the town centre, and transport links to Liverpool and Manchester all within easy walking distance, the location blends the convenience of urban living with the benefits of nearby green space.

The property benefits from double glazing and central heating throughout. Upon entry, a straightforward hallway — accessed via a uPVC front door — offers a clear route through the ground floor, with stairs leading quietly to the upper level. To the front of the home, the open plan lounge diner is a great space, with dual aspects flooding this room with natural light and the large window that draws in natural light from the yard beyond. This room could be split, should the next owners desire, or used as is- as a multifunctional space perfect for entertaining or relaxing as a family. The kitchen sits beyond, fitted with a traditional run of wall and base units, a single drainer sink, and a rear door that opens out into the yard — a small but significant connection between indoors and out.

Upstairs, the first-floor landing gives access to the three bedrooms and bathroom. All three bedrooms are sensibly proportioned and benefit from double glazing. The main bedroom also benefitting from the added benefit of fitted wardrobes. The wet-room style bathroom is spacious, with plenty of scope to create a traditional bathroom suite suited to a family, and a double-glazed window providing natural light. Externally, the paved yard beyond is low-maintenance and well-lit, offering a practical outdoor area for quiet moments or morning coffee. In all, this is a well-positioned and thoughtfully arranged home, with clear scope for improvement, yet comfortably liveable from day one.

Offered with no onward chain, it presents a compelling opportunity to shape a home with personality and purpose, right in the heart of Wigan.

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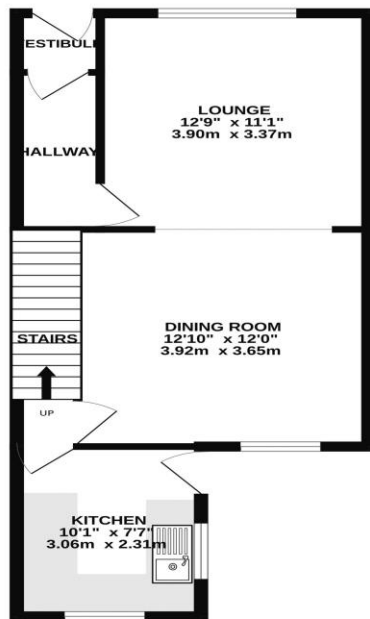


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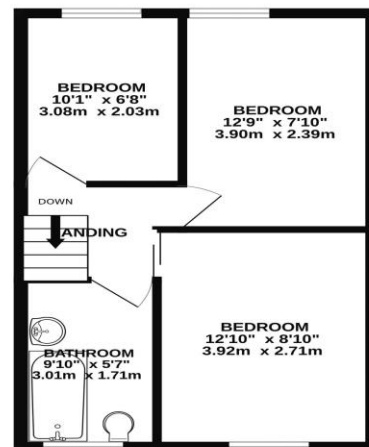


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GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.0 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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