

MORGAN H LEWIS



Asking Price £380,000

Whitley Crescent, Wigan WN1 2PP

*Immaculate Semi Detached House

*Highly Desirable Location

*Extended to provide 1392 Sq Ft of Accommodation

*Three Bedrooms

*Beautiful Gardens and Extended Driveway

*Close to Wigan Town Centre & The Stunning Haigh Hall Estate

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Morgan H Lewis are delighted to present this attractive 1930s semi-detached home, set along one of Whitley's most sought-after roads. High Heathwaite offers an appealing balance of period charm and modern living, with thoughtful extensions, stylish finishes, and a layout well suited to today's lifestyles. The rear garden is a particular feature—carefully landscaped, private, and ideal for both quiet relaxation and social gatherings.

The home extends to around 1,391 sq. ft. and opens with a glazed porch into a welcoming hallway, where original details such as parquet flooring, a returning staircase, and a leaded window give a nod to the home's heritage. To the front, the first reception room—currently used as a dining space—enjoys a bay window and central fireplace. The second reception has been transformed into a bright family living area, extended to the rear with bi-folding doors and Velux roof lights that flood the space with natural light. This versatile room allows for both seating and dining and flows into the modern fitted kitchen, finished with sleek units, integrated appliances, and feature lighting for an added touch of atmosphere. Practicality has also been well considered. A generous utility room with ground floor cloakroom provides extra storage and laundry space, and offers access to the garden, side pathway, and garage. Upstairs, there are three excellent double bedrooms, each with good proportions, and a well-appointed family bathroom featuring a freestanding bath, separate shower, and vanity unit, complemented by a separate WC.

Externally, the front has been attractively presented with a widened, flagged driveway edged by neat lawns, a brick boundary wall, and exterior lighting. To the rear, the private garden has been beautifully maintained with established planting, generous lawns, and two patio areas to enjoy the sun throughout the day. A detached brick-built garage completes the outside space, offering additional storage or workshop potential.

High Heathwaite enjoys a prime location on the edge of Whitley, within easy reach of Wigan town centre, the green spaces of Mesnes Park, and the stunning Haigh Country Estate with its 250 acres of woodland and walks. Families will appreciate the proximity to highly regarded schools, while excellent transport links, including the M6 and M61, make commuting straightforward.

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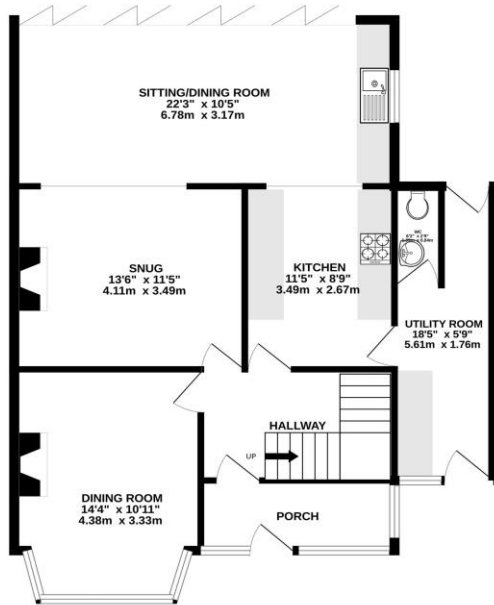


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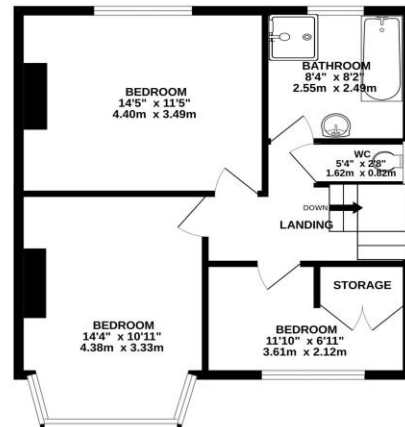


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GROUND FLOOR
857 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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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