

MORGAN H LEWIS



Asking Price £299,950

Swinley Lane, Wigan WNI 2EB

- *Beautifully Presented Terraced Home
- *Situated in the Heart of Swinley
- *Four Excellent Bedrooms
- *Full of Charm
- *Walking Distance to Mesnes Park & Wigan Centre
- *Rear Garden

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Tucked away on one of Swinley's most sought-after streets, this traditional home enjoys a prime position along Swinley Lane, just a short walk from Mesnes Park, Wigan Infirmary and Haigh Hall. It's a property that balances period charm with the reassurance of considered, modern refurbishment. Built with the solid craftsmanship typical of its era, the house has been carefully updated by the current owner, resulting in a home that feels both characterful and ready to enjoy.

A welcoming entrance vestibule sets the tone, with original wood detailing and period tiling leading through to a spacious hallway. Attractive floor tiles and natural light from glazed doors create a bright, open feel, with a staircase rising to the first floor. The living room is warm and inviting, centred around a log burner and framed by a bay window with ornate original coving — a space that is both elegant and comfortable. To the rear, the extended kitchen and dining space have been designed as the heart of the home. Cream high gloss units and contrasting wood effect worktops sit beautifully within the open-plan layout, with a central island providing the perfect spot for conversation and casual dining. Integrated appliances are neatly built-in, while a pair of French doors flood the space with natural light. A useful ground floor W.C. completes this level.

Upstairs, the first floor offers three generously sized bedrooms. One is a good single, while the front and rear bedrooms are excellent doubles, with plenty of natural light. A stylish four-piece bathroom, modern yet in keeping with the property's character, serves this floor.

The top floor is home to a superb principal suite, thoughtfully converted to make the most of the space. Bespoke cabinetry built into the eaves provides excellent storage and dressing space, while a Velux window brings in natural light and offers views across the town. The suite also features a private en-suite shower room.

Outside, the rear garden is a private, walled retreat. Artificial grass adds low-maintenance greenery, while an Indian stone patio and seating area create a relaxed setting for summer entertaining.

Swinley remains one of Wigan's most desirable neighbourhoods, known for its strong sense of community, excellent schools, and an ever-growing collection of cafés and bars. This is a home that offers character, comfort, and convenience in equal measure.

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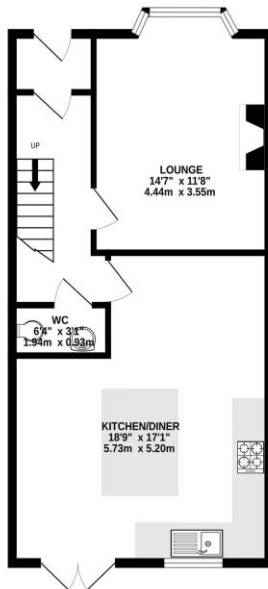


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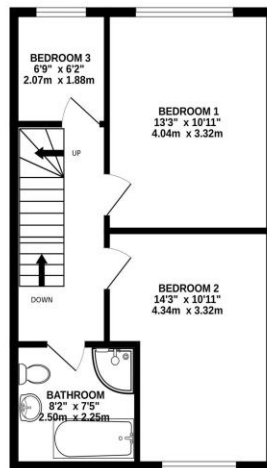


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GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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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