



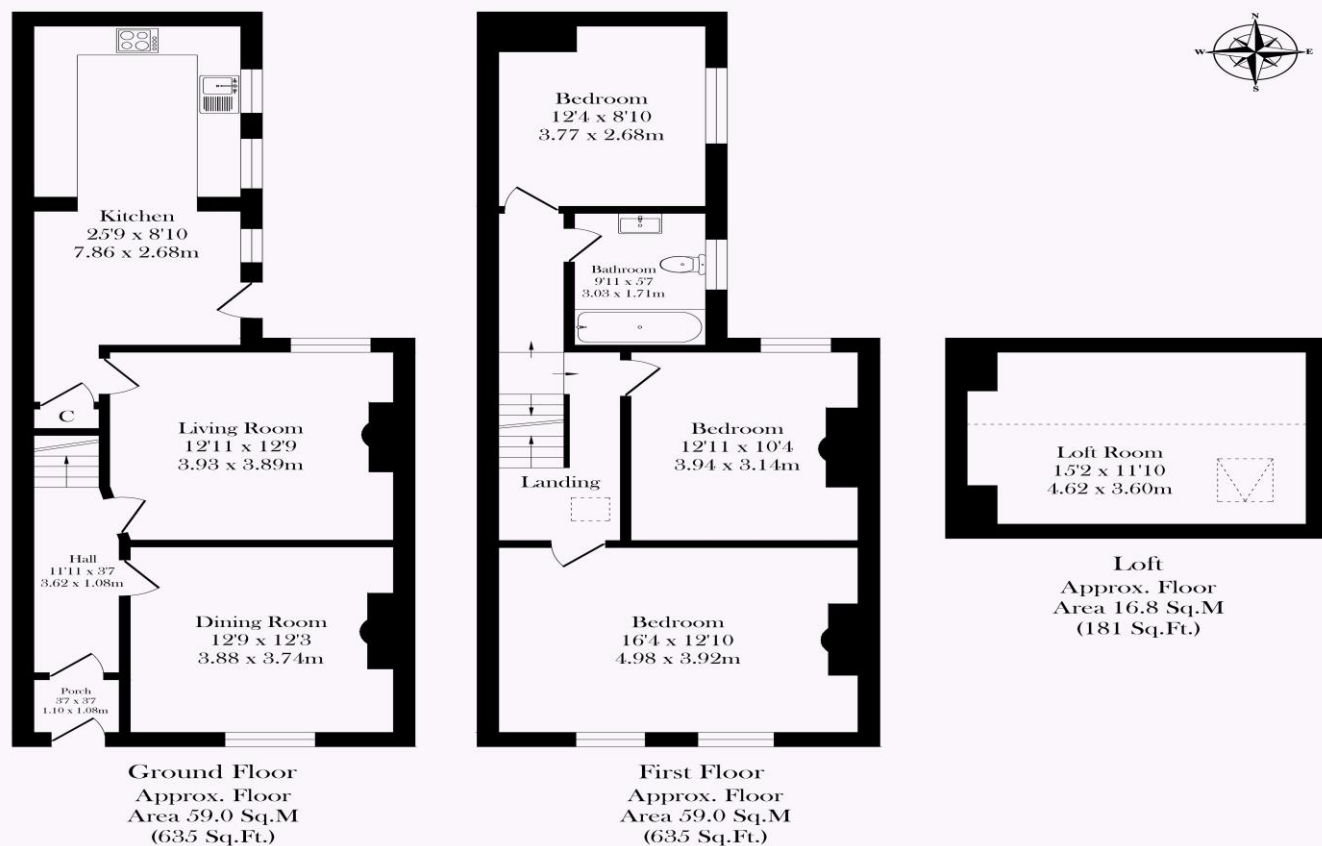
TRACY PHILLIPS

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Total Approx. Floor Area 134.3 Sq.M. (1451 Sq.Ft.)

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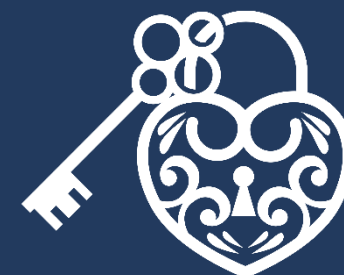
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Asking Price: £230,000

Kenyon Road, Wigan WNI 2DU

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Nestled in the sought-after Swinley area, just across the road from the pretty Mesnes Park, this elegant and character-filled Victorian semi-detached residence offers an exceptional opportunity to own a period home rich in original features and timeless style. Spanning approximately 1451 sq. ft. over two generous levels with a converted attic space this stunning home perfectly blends heritage charm with spacious, versatile living.

Upon entering, you're welcomed by a delightful entrance porch and hallway, and an original staircase rising to the first floor. High ceilings, intricate cornices, and original coving add a sense of grandeur throughout. Two well-appointed reception rooms provide flexible living space: a striking dining room located at the front of the property with an exposed brick open fireplace, and a family lounge located to the rear of the property also featuring a central fireplace perfect for entertaining or relaxing in comfort. The heart of the home is the beautifully designed family dining kitchen, fitted with painted cabinetry with ample space for family meals, direct access to the rear garden, and space for informal dining.

Upstairs, the first floor hosts three spacious bedrooms and the family bathroom and a light-filled landing with pull down access to the loft space which is currently used as a gym and office. The master bedroom is of a great size with two windows filling the room with light, whilst the two further bedrooms are good doubles. The family bathroom is an attractive three-piece suite including a panelled bath with overhead shower, vanity wash hand basin and w.c. Smart subway tiling compliments the room perfectly.

Externally, there is parking to the rear of this property whilst a pretty walled courtyard is an ideal spot to enjoy morning coffee or alfresco dining.

Perfectly positioned, this charming home is within walking distance of Wigan town centre, Wigan Infirmary, the scenic Mesnes Park, and the popular bars and cafes of Swinley. Haigh Hall Country Park is also within walking distance. Excellent schools and transport links, including easy access to motorway and rail networks, make this a highly desirable and convenient place to call home.

Viewings are now available for this exceptional property, a timeless example of Victorian elegance.





