

# MORGAN H LEWIS



**Asking Price £220,000**

**Spencer Road West, Wigan WN6 7HP**

- \*Traditional Semi Detached Home
- \*Four Good Bedrooms and Two Receptions
- \*Utility and Downstairs Cloaks
- \*Four Piece Modern Bathroom
- \*Private Rear Garden
- \*Garage and Driveway Parking



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Located along the ever popular Spencer Road West, this semi-detached property offers generous living space, a practical layout, and plenty of potential for a new owner to update and make their own. It's a solid family home with good proportions and a comfortable, welcoming feel throughout.

Inside, the layout is perfectly suited to a family home, a welcoming entrance hall gives access to the main living room, which sits at the front of the house, with a bay window bringing in plenty of natural light and opened up into the adjoining dining area is ideal for family meals or entertaining, and opens through to a conservatory overlooking the rear garden; a bright, versatile space with lots of possibilities. The kitchen is functional and well laid out, with ample storage and workspace, and there's a separate utility room and downstairs WC adding everyday convenience. Finally, the integral garage offers storage, or opportunity to create a further downstairs living space.

Upstairs, four good-sized bedrooms provide flexibility for family life, along with a spacious bathroom fitted with both a bath and separate shower. Outside, the mature rear garden feels private and established, with trees and shrubs creating a pleasant green outlook.

To the front, there's off-road parking. This is a home with space, character and clear potential, ready for someone to refresh and shape into something special.



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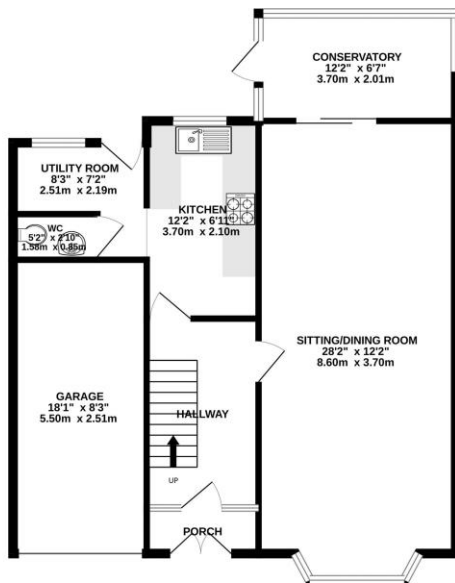
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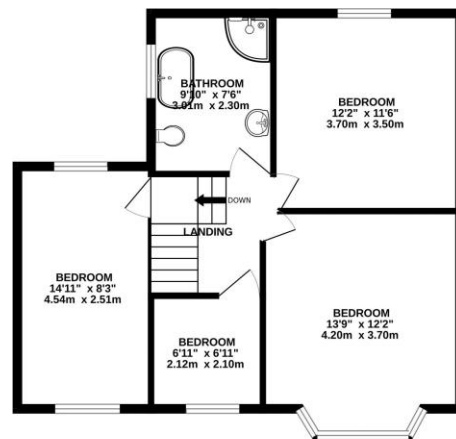


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GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.1 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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