

MORGAN H LEWIS



Asking Price £200,000

Whelley, Wigan WN2 1DA

- *No Onward Chain
- *Move-in Condition
- *Recently Refurbished
- *Three Excellent Bedrooms
- *Off Road Parking

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Now available for sale with NO ONWARD CHAIN, this delightful, recently refurbished three bedroom semi detached home. The location offers excellent convenience — within easy reach of Wigan town centre with its vibrant shops, restaurants, and transport links, as well as highly regarded schools and beautiful countryside walks around Haigh Hall.

This garden fronted home is presented in move-in condition, with accommodation briefly comprised of; a welcoming entrance hallway, with beautiful original stained glass and a matching cloak room leading into the spacious hallway, with stairs leading to the first floor and a beautiful art deco mirror. The front living room is clean and spacious, with high ceilings and original coving, centred around a chimney breast.

To the rear of the home, the secondary living room has been opened up into the conservatory, creating an expansive and bright room, a perfect space to entertain guests, relax as a family or with plenty of scope for future development. The kitchen has recently been fitted with stylish classic shaker style units and contrasting wood effect worktops, with oven and hob, space for under counter amenities and a breakfast bar. Finally to the ground floor, a handy w.c.

To the first floor are three excellent bedrooms, two great doubles, and a very generous single - a rarity in this style of home. Finally the stylish bathroom completes the first floor, with beautiful marble tiling and a fresh bathroom suite, with shower over bath, vanity basin and w.c. tied together with stylish metro tiling.

Externally, the property has a deceptively spacious garden, which is not overlooked to the rear, as well as the added benefit of two off-road parking spaces to the rear, which are connected via a pathway from the rear garden.

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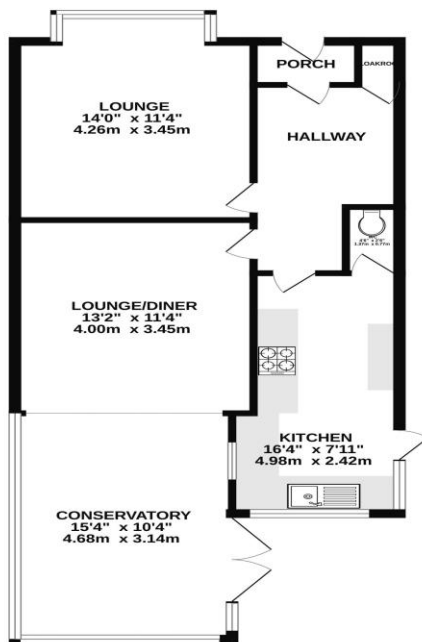


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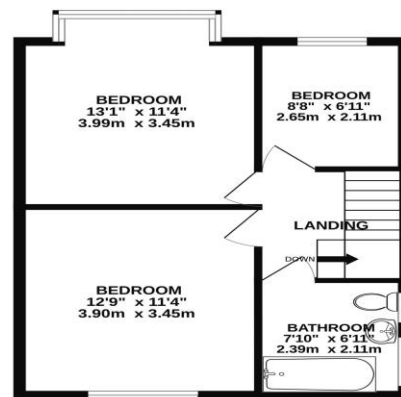


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GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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