

# MORGAN H LEWIS



Asking Price £270,000

**Stroud Close, Wigan WN2 1AB**

- \*Five Bedroom Family Home
- \*Flexible Three Storey Accommodation
- \*Two Reception Rooms And Dining Room
- \*Two En-Suite Shower Rooms
- \*Low Maintenance Multi-Level Rear Garden
- \*Quiet Cul-De-Sac Location

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Occupying a pleasant position on Stroud Close in the popular Whelley area, this substantial five-bedroom home offers an impressive amount of living space, extending to approximately 1,472 sq.ft. over three floors. With a flexible layout, multiple reception rooms and generous bedroom accommodation, it's a property that could suit a wide range of buyers, from growing families to those looking for space to work from home or accommodate extended family members.

The accommodation opens with an entrance porch and hallway leading through to the main living areas. To the front of the property is a spacious reception room, while a second reception room and separate dining room provide plenty of options for family life, entertaining or creating a dedicated home office or playroom. The kitchen sits at the heart of the home and is complemented by a useful utility room, helping to keep everyday living organised and practical. One of the standout features of the ground floor is the generous double bedroom with its own en-suite shower room. This versatile space could be ideal for guests, older relatives, independent teenagers or anyone looking for single-level living accommodation.

The first floor offers three further bedrooms, including another bedroom with en-suite facilities, alongside a family bathroom serving the remaining rooms. Stairs then lead to the second floor where you'll find a fifth bedroom, a bright and spacious room that could equally work as a principal bedroom, home office, hobby room or teenage retreat.

Outside, the property continues to offer plenty of appeal. To the rear is a low-maintenance, multi-level garden, providing an attractive outdoor space without the burden of extensive upkeep. The tiered layout creates distinct areas for relaxing, entertaining or enjoying time outdoors. To the front, a gated driveway and patio area is a welcoming approach while also offering a good degree of privacy.

Stroud Close is a quiet residential cul-de-sac within easy reach of local shops, schools and everyday amenities. Wigan town centre is only a short distance away, offering a wide range of retail, leisure and dining options, while excellent road and rail links make commuting across Greater Manchester and beyond straightforward. The area also benefits from nearby parks and green spaces, making it particularly appealing for families.

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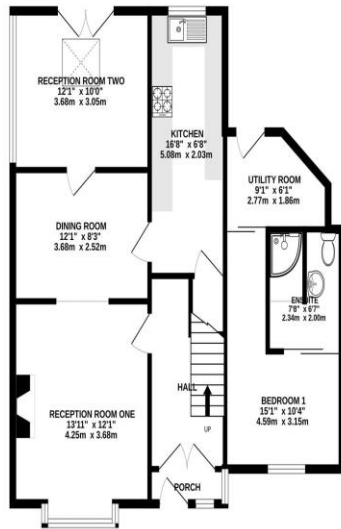


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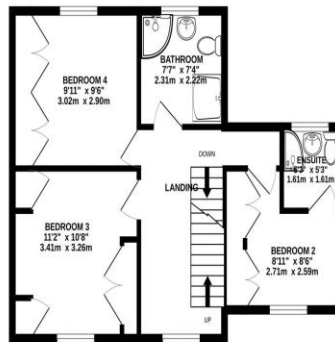


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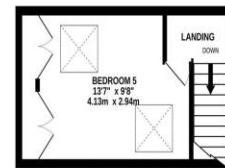
GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR  
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.7 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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