

MORGAN H LEWIS



Asking Price £140,000

Spring Grove, Wigan WN1 3AZ

- *Beautifully Presented Two-Bedroom Terrace
- *Stylish Living Spaces
- *Modern High-Gloss Fitted Kitchen
- *Luxury Shower Room with Rainfall Shower
- *Low-Maintenance Rear Yard
- *Popular Location Close to Amenities

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Situated within walking distance of Wigan town centre, this beautifully presented two-bedroom mid-terrace home on Spring Grove, offers stylish interiors, a warm and welcoming atmosphere, and the perfect balance of character and contemporary living. Ideally located close to local amenities, leisure facilities, highly regarded schools, and Mesnes Park, the property is also perfectly positioned for commuters with excellent transport links and easy access to rail networks and major motorway routes.

Step inside via the welcoming entrance hall which leads into a bright and airy living room positioned to the rear of the property, featuring attractive alcoves and an open aspect flowing seamlessly into the front dining room. This sociable layout creates a wonderful flow for both everyday family life and entertaining guests. The living room is both cosy and elegant, enhanced by contrasting navy tones, feature alcoves, and a bespoke recessed shelving area in place of a traditional fireplace, creating a stylish focal point and the perfect space to unwind after a long day.

To the rear, the modern kitchen has been thoughtfully designed with sleek white high-gloss units, wood-effect worktops, and ample cupboard and preparation space and a full height pull out larder unit. Integrated appliances include an oven, hob, and overhead extractor, alongside a stainless steel sink with retractable pull out tap with adjustable spray head and a charming stable-style PVC door opening out to the rear yard. Whether preparing family meals or enjoying a morning coffee, the kitchen offers both practicality and style.

To the first floor are two spacious bedrooms, each offering peaceful and calming retreats with plenty of natural light, ideal for relaxing and recharging. Completing the accommodation is the luxurious family shower room, beautifully finished with contrasting wall and floor tiles, a large walk-in shower with rainfall shower head, modern high-gloss vanity unit with inset sink, WC and programmable ambient lighting — creating a true boutique hotel feel within the home.

Externally, the property benefits from a well-maintained, low-maintenance rear yard with a combination of stone and patio areas, enclosed with gated access. The outdoor space is ideal for al fresco dining, summer evenings with friends, or simply enjoying a private and easy-to-maintain setting. This stunning home would be perfect for first-time buyers, young professionals, or downsizers seeking a move-in-ready property in a sought-after and convenient location. Early viewing is highly recommended to truly appreciate the quality, style, and lifestyle on offer.

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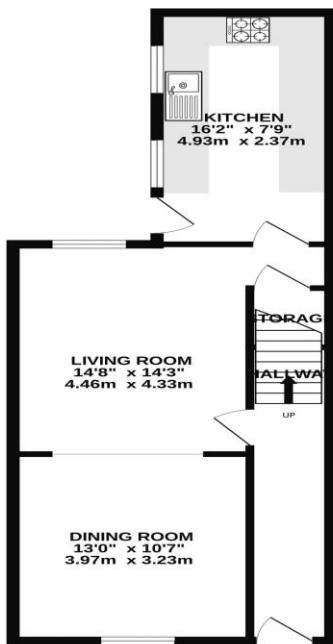


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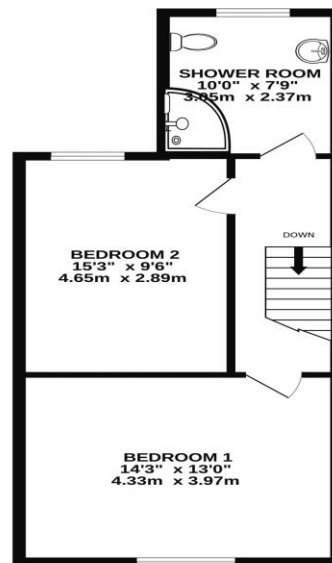


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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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 quantity or efficiency can be given.
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