

# MORGAN H LEWIS



**Asking Price £210,000**

**Miles Lane, Wigan WN6 8EB**

- \*Semi Detached Home
- \*Three Generous Bedrooms
- \*Two Good Reception Rooms
- \*Conservatory, Utility Room and Two Bathrooms
- \*Driveway Parking
- \*Fabulous Potential

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This extended family home is now available for sale. Situated in the heart of Shevington, within walking distance of local shops, pubs and nature walks, within easy reach of both the M6 and M58 motorways.

The accommodation on offer is briefly comprised of; a welcoming entrance porch leading into the living room, which is bright and inviting with natural light flooding in from the large bay window and stairs leading to the first floor. French doors lead into the open plan kitchen diner with high gloss units, range cooker and breakfast bar. To the rear of the home a spacious conservatory looks out over the gardens and provides access to a handy utility room as well as a downstairs shower area. A large integral garage finishes the downstairs space, which could be converted to provide further internal living space, should it be required.

To the first floor, there are three excellent bedrooms, a spacious master bedroom with two windows flooding this space with light. The second bedroom is another double, with dual aspects and the added benefit of a walk in wardrobe. The third bedroom is another good double, overlooking the garden. A further loft room has been added and is currently being used as a bedroom, with a velux window overlooking the garden.

Externally, the property is driveway fronted, with a good rear garden, with a raised decked seating area and stairs down to the lawn.

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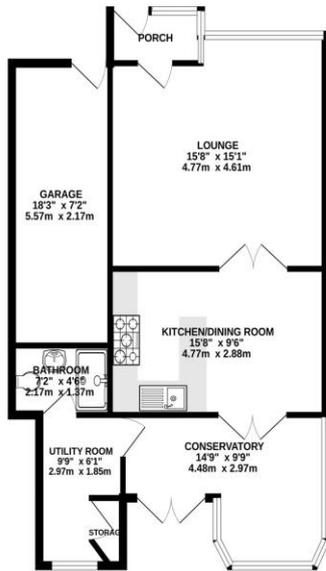


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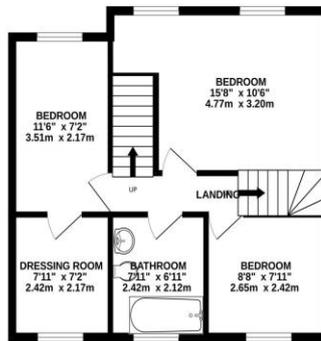


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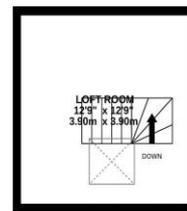
GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR  
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 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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