

MORGAN H LEWIS

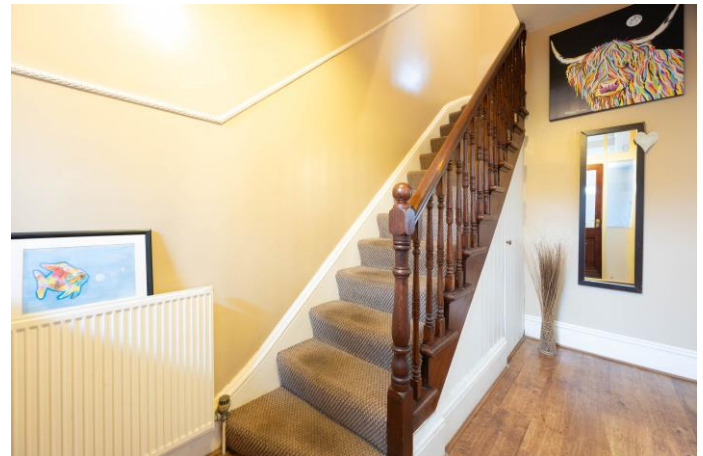


Asking Price £240,000

Swinley Lane, Wigan WNI 2EB

- *Garden-Fronted Mid-Terraced Home
- *Spacious Accommodation Over Three Floors
- *Four Well-Proportioned Bedrooms
- *Two Reception Rooms
- *Generous Low Maintenance Rear Garden
- *Prime Swinley Location

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Located on the highly sought-after Swinley Lane, this deceptively spacious garden-fronted mid-terraced home offers versatile accommodation set across three floors, making it an ideal purchase for growing families, first-time buyers, or investors alike.

The property is welcomed by an entrance vestibule, leading into a bright and inviting living room. To the rear, a generous dining room provides an excellent space for family meals and entertaining, flowing seamlessly into the well-appointed fitted kitchen, which offers a range of wall and base units, ample work surface space, and direct access to the rear garden.

The first floor comprises three well-proportioned bedrooms together with a family bathroom, whilst the second floor boasts an impressive loft conversion creating a spacious fourth bedroom with an original feature fireplace, offering the perfect principal bedroom, guest suite, or home office.

Externally, the property enjoys a good-sized, low-maintenance rear garden, providing an ideal outdoor space for relaxing, entertaining, or family life with minimal upkeep.

Offering approximately 1,167 sq ft of internal living accommodation, this substantial home combines generous proportions with a flexible layout and presents an excellent opportunity for buyers looking to add their own personal touch.

Perfectly positioned within walking distance of Wigan town centre, Mesnes Park, highly regarded schools, local shops, cafés, and excellent transport links, including nearby railway stations and easy access to the M6 and M61 motorway networks, this property offers both convenience and lifestyle.

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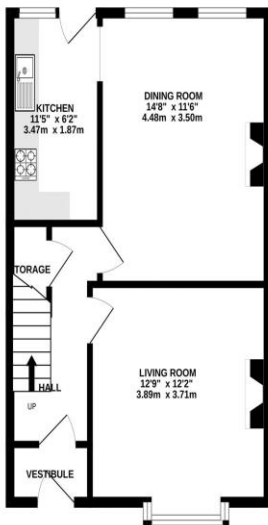


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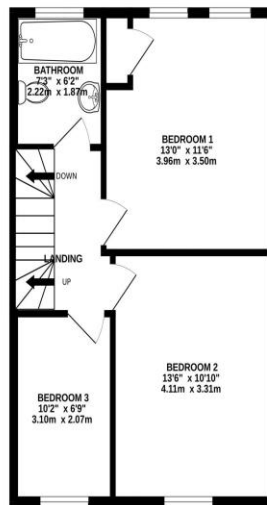


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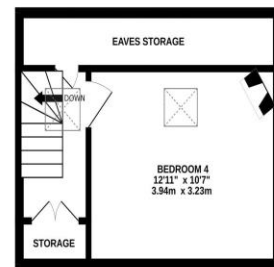
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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