

MORGAN H LEWIS



Asking Price £225,000

Clifton Crescent, Wigan WN1 2LB

- *Traditional Three Bedroom Semi-Detached Home
- *Prime Location within Walking Distance of Wigan Infirmary & Haigh Hall
- *Full of Original Period Features and Character
- *Generous Fitted Kitchen with Integrated Double Oven
- *Private Rear Garden
- *Well Maintained Throughout with Excellent Potential to Modernise

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Occupying a sought-after position just a short walk from the Royal Albert Edward Infirmary and the beautiful grounds of Haigh Hall, this charming three-bedroom semi-detached home is bursting with character and offers a rare opportunity to acquire a much-loved family home with exceptional potential.

Having been lovingly maintained by the same family for many years, the property retains an abundance of original period features including a stunning panelled staircase, decorative coving, picture rails, original tiled porch and beautiful architectural detailing throughout. Whilst now ready for a programme of modernisation, it provides the perfect canvas for buyers looking to create a forever home in one of Wigan's most desirable residential locations.

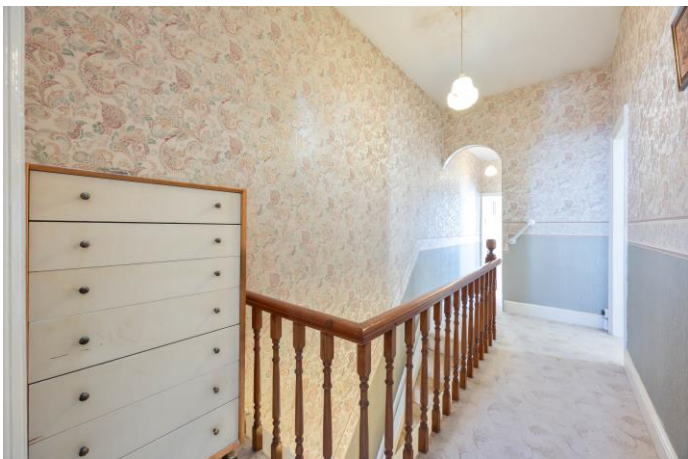
The accommodation begins with an attractive enclosed entrance porch, complete with original decorative tiled flooring, leading into a welcoming and spacious hallway where the impressive timber staircase immediately sets the tone. To the front, a generous bay-fronted lounge enjoys high ceilings, ornate coving and a feature fireplace, while a second reception room to the rear provides an ideal dining or family room overlooking the garden. The fitted kitchen is generously sized, with ample cupboard and worktop space, together with access to the rear garden and a handy downstairs w.c.

To the first floor, a spacious landing leads to three well-proportioned bedrooms, including two generous doubles and a comfortable third bedroom, all served by a spacious shower room.

Externally, the property enjoys a delightful private rear garden, offering a peaceful outdoor space with mature planting, paved seating areas and useful outbuildings. To the front, the attractive red brick façade and traditional character create an impressive first impression.

Properties of this style and location are increasingly difficult to find, particularly those retaining so many original features. Offering generous room sizes, timeless character and outstanding potential, this is an exciting opportunity for buyers wishing to modernise a truly special home whilst preserving its period charm.

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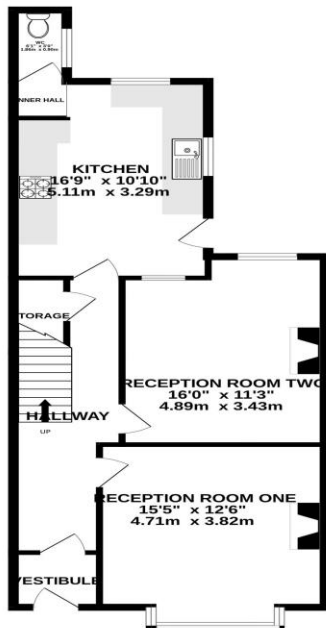


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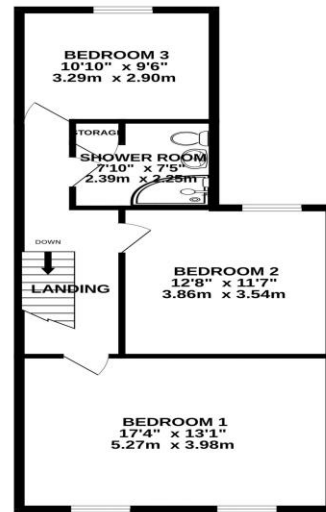


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GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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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