

MORGAN H LEWIS



Asking Price £185,000

Whelley, Wigan WN2 1DA

- *Attractive Bay-Fronted Home
- *Two Spacious Reception Rooms
- *Contemporary Ground Floor Shower Room
- *Three Well-Proportioned Bedrooms
- *Mature 120ft Rear Garden
- *Off Road Parking for 2 Cars

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A charming and beautifully presented three-bedroom mid-terrace home, offering spacious living accommodation, period features, a substantial rear garden and the added benefit of off-road parking for two vehicles. Set behind a well-maintained front garden, the property enjoys excellent kerb appeal and an attractive first impression.

Tastefully decorated throughout, the accommodation briefly comprises an entrance hallway leading to two inviting reception rooms. The elegant front lounge enjoys a walk-in bay window, high ceilings enhanced by decorative coving, and a feature fireplace, creating a bright and welcoming living space. To the rear, the second reception room provides a more intimate and cosy setting, centred around a beautiful log-burning stove set within an attractive surround, making it the perfect space to relax and unwind.

The fitted kitchen offers a practical yet stylish space, featuring a comprehensive range of wall, drawer and base units, complemented by generous work surface areas and attractive tiled splashbacks. With ample storage and preparation space, the kitchen is well suited to modern family living and benefits from a door leading directly onto the rear garden. Completing the ground floor is a contemporary shower room fitted with a modern vanity unit incorporating an inset wash hand basin and WC.

To the first floor are three well-proportioned bedrooms, including two particularly spacious doubles, providing versatile accommodation for growing families, home working or visiting guests.

Externally, the property enjoys a generous rear garden extending to approximately 120ft in length. Mature and well established, it provides a wonderful outdoor space with plenty of room for entertaining, family activities and keen gardeners alike. Beyond the garden is a private parking area providing off-road parking for two vehicles. Further benefits include a central heating system installed within the last five years, providing additional peace of mind for prospective purchasers.

Combining character features with practical modern living, this attractive home offers ready-to-move-into accommodation in a highly desirable package. Early viewing is highly recommended.

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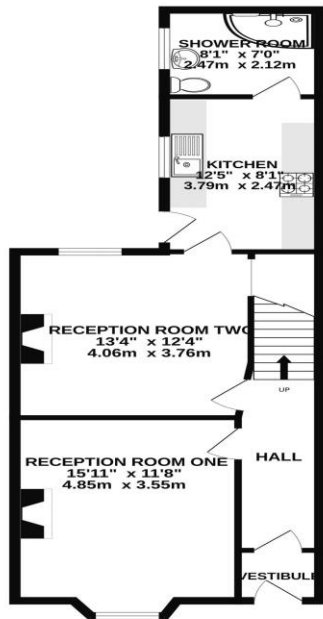


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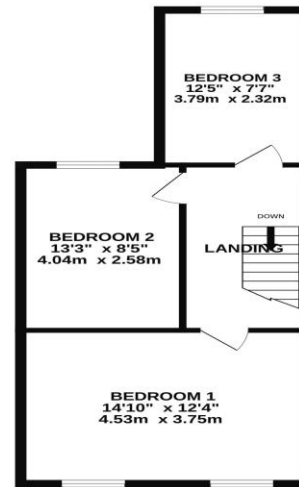


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GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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 operation or efficiency can be given.
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