

# MORGAN H LEWIS



**Asking Price £360,000**

**Spencer Road West, Wigan WN6 7HR**

- \*Extended Traditional Detached Home
- \*Three Double Bedrooms
- \*Huge Potential
- \*Family Bathroom and En Suite
- \*Ample Parking to Front and Rear and Generous Garden
- \*CHAIN FREE



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Offered for sale with no onward chain, this three-bedroom traditional detached house stands on the well-established, tree-lined Spencer Road West, set back behind a walled front garden.

The house has a quiet confidence about it. Much of its original character remains, balanced with practical modern updates, allowing a new owner to move in comfortably while considering how the spaces might evolve over time.

A generous entrance hall provides a calm arrival, naturally lit and with the staircase rising to the first floor. From here, there is access to both the principal living space and the kitchen diner. The lounge and dining room have been opened through, forming a broad, dual-aspect room that benefits from good natural light throughout the day. French doors connect the space to the garden beyond. Leading on from the living room is a useful utility room with WC, a rear conservatory, and internal access to the integral garage, which offers potential for conversion into additional living accommodation, if required.

Positioned at the rear of the house, the kitchen diner is arranged in a galley style and fitted with modern high-gloss units, contrasting worktops, and an integrated hob and oven. A door opens directly onto the rear garden.

Upstairs, a well-sized landing leads to three bedrooms. The front bedroom features a bay window and en-suite shower room, while the rear bedroom is a comfortable double. The third bedroom is notably spacious and dual aspect, offering flexibility for reconfiguration, whether as two bedrooms or as a larger principal suite with dressing space and en-suite facilities. The family bathroom is sensibly appointed with a bath and shower over, WC, bidet, and wash basin.

Outside, the house is set within a private rear garden, with a raised patio close to the house and a lawn extending beyond. Gated access leads to the side alleyway, over which the property benefits from a right of access, providing scope for additional parking if required.



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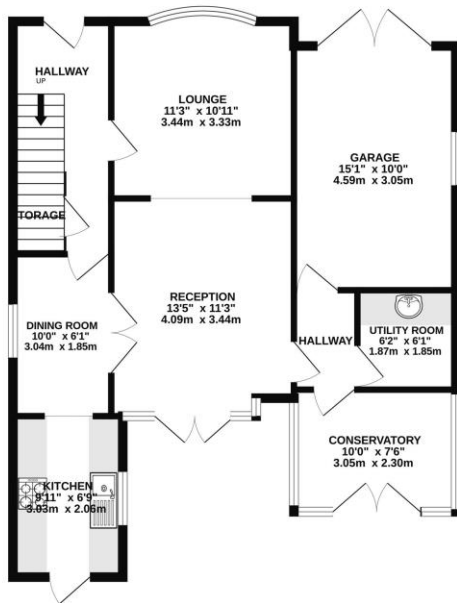
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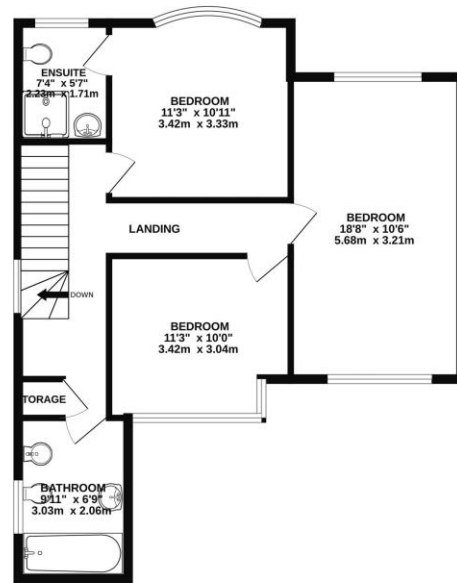


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GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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