

MORGAN H LEWIS



Asking Price £199,950

Harbury Walk, Wigan WN6 7RX

- *Well Presented Traditional Semi Detached Home
- *Walking Distance to Excellent Local Schools and Amenties
- *Excellent Commuter Links
- *Overlooking Green Space to Front
- *Three Bedrooms
- *Open Plan Kitchen Diner
- *Driveway Parking and Detached Garage

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Situated on the ever-popular Harbury Walk in Wigan, this beautifully presented three-bedroom semi-detached home offers well-balanced accommodation, modern interiors, and attractive open views across the playing fields to the front. Tucked away within a quiet residential setting, the property is ideally suited to families, couples, or anyone seeking a home in a well-connected and highly regarded location.

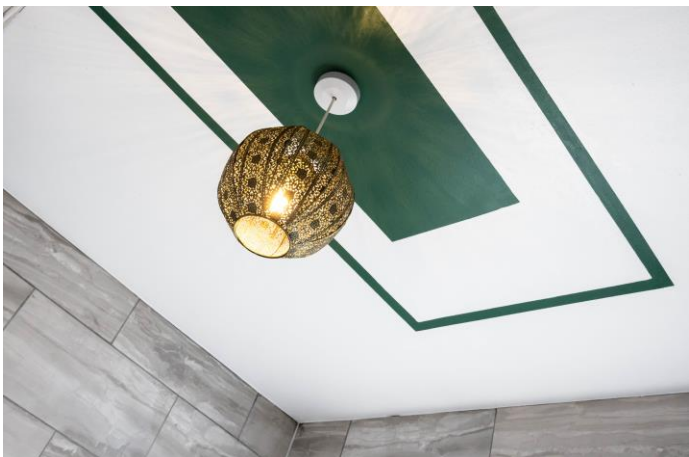
The ground floor begins with an entrance porch leading into a welcoming hallway, which in turn opens into a cosy front lounge. This inviting reception space is centred around a walk-in bay window, allowing for plenty of natural light while taking full advantage of the open outlook across the fields. To the rear of the property is a spacious open-plan kitchen/diner, thoughtfully arranged to provide both everyday practicality and a sociable entertaining space. The kitchen itself is modern and well equipped, offering ample storage and preparation space, with room for family dining and direct access out to the rear garden.

To the first floor are three well-proportioned bedrooms, all presented to a good standard and offering flexible accommodation for growing families, guests, or home working. The family bathroom has been recently updated and features a contemporary suite with shower over bath, w.c., and basin. Finally, internally, the property benefits from an attic room, accessed via pull down ladder and flexible for a number of uses with Velux windows.

Externally, the property continues to impress with a detached garage and a generous rear garden, providing plenty of outdoor space for families, entertaining, or simply enjoying the setting. To the front, the open aspect across the playing fields gives the home an attractive and pleasant outlook rarely found in similar properties.

Harbury Walk remains a consistently sought-after location thanks to its convenient access to local schools, shops, transport links, and nearby amenities, while still retaining a quiet residential feel. Early viewing is highly recommended.

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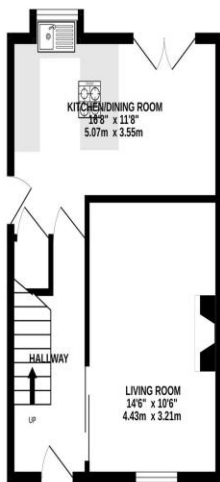


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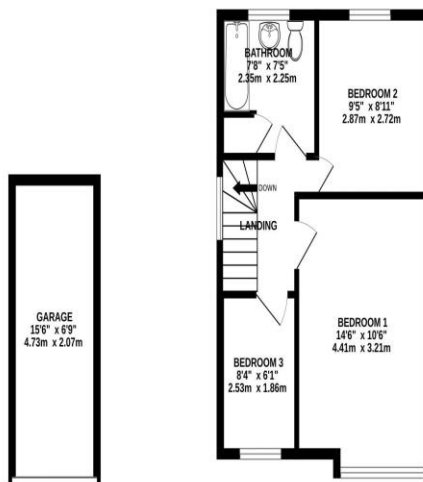


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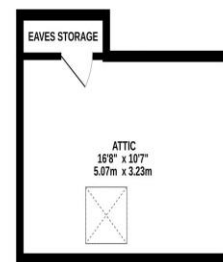
GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.8 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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