

MORGAN H LEWIS



Asking Price £445,000

Chaucer Place, Wigan WNI 2PL

*CHAIN FREE

*Character Corner Plot

*Stunning Shaker Kitchen

*Two/Three Reception Rooms

*Three Spacious Bedrooms

*Detached Garage

*Wrap-Around Gardens

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Occupying an enviable corner plot with beautifully established wrap-around garden, this exceptional character home perfectly balances timeless charm with contemporary style. Immaculately presented throughout, every room has been thoughtfully designed to create a home that feels both elegant and effortlessly liveable, offering an enviable lifestyle inside and out.

From the moment you step through the door, you're greeted by interiors that are rich in character yet finished with a modern eye for design. Two inviting reception rooms provide versatile living spaces, ideal for cosy evenings, entertaining guests or creating a dedicated home office or snug.

At the heart of the home lies a stunning shaker-style kitchen, beautifully appointed with quartz worktops, a central island that naturally becomes the social hub of the home, and a range of quality integrated appliances. Whether you're preparing family meals or entertaining friends, this is a space designed to bring people together.

Flooded with natural light, the conservatory has been thoughtfully utilised as a stylish dining room, creating the perfect setting for everything from relaxed weekend breakfasts to memorable family celebrations, all while enjoying views across the wrap-around gardens.

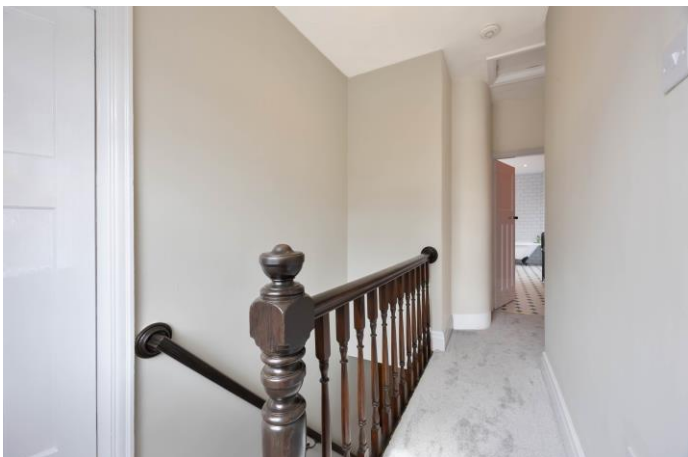
The attention to detail continues throughout the home. A beautifully designed ground floor cloakroom makes a real statement with its striking green tiled walls and bold designer wallpaper, adding a touch of boutique hotel luxury. Upstairs, three well-proportioned bedrooms offer peaceful retreats, while the luxurious family bathroom has been finished to an exceptional standard. Featuring a freestanding roll-top bath, wash basin set within a sleek floating vanity unit and WC, it offers a timeless, spa-like space in which to unwind.

Outside is where this home truly comes into its own. Sitting proudly on a generous corner plot, the wrap-around gardens provides plenty of private outdoor space, ideal for children to play, keen gardeners to enjoy, or simply relaxing and entertaining throughout the warmer months. The detached garage and driveway adds further practicality with secure parking and excellent storage.

Perfectly positioned within easy reach of Wigan town centre, excellent schools, local parks and superb transport connections, Chaucer Place offers the best of both worlds—peaceful residential living with every convenience close at hand.

Beautifully decorated throughout and ready to move straight into, this is a home where period character meets contemporary living in all the right ways. Rarely do properties with such style, generous gardens and a sought-after corner plot become available. Early viewing is highly recommended.

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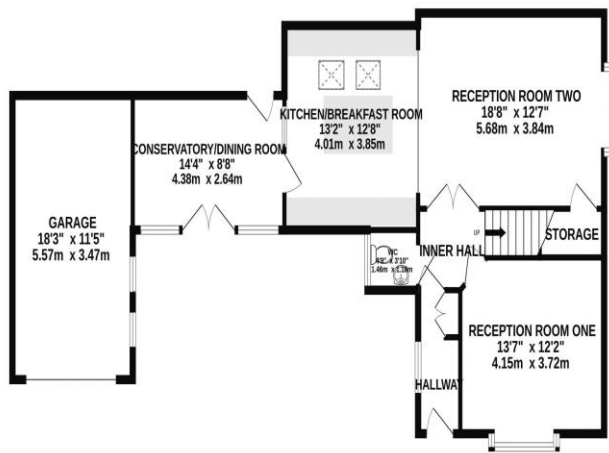


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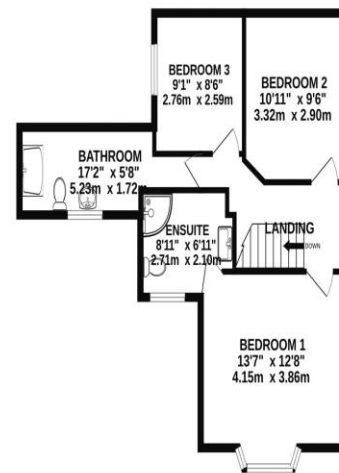


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GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 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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