

# MORGAN H LEWIS



**Asking Price £250,000**

**Rylands Street, Wigan WN6 7BG**

- \*Three Bedroom Semi-Detached
- \*Two Spacious Reception Rooms
- \*Open-Plan Kitchen and Dining Area
- \*Landscaped Rear Garden and Driveway
- \*Bespoke Shed or Workshop Space
- \*Highly Sought-After Residential Location

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This beautifully presented three-bedroom semi-detached home offers an exceptional combination of space, style, and practicality, making it perfectly suited to modern family living. Immaculately maintained and ready to move straight into, the property provides versatile accommodation both inside and out.

The heart of the home is the stunning open-plan kitchen and dining area, created by a substantial rear extension. Filled with natural light, this impressive space is ideal for everything from busy family mornings to entertaining friends and hosting special occasions.

The kitchen is fitted with a range of quality wall and base units, complemented by granite worktops and tiled splashbacks. Integrated appliances include a gas hob with extractor hood, oven, microwave, and sink with mixer tap and drainer, while a side access door adds everyday convenience.

Complementing the open-plan living space are two generous reception rooms, offering flexibility to suit a variety of lifestyles. The welcoming lounge features an attractive fireplace, creating a cosy focal point for relaxing evenings, while the additional reception room can easily be adapted as a family room, home office, playroom, or formal dining room. Another lovely aspect of the rear reception room and dining room is the solid oak wood flooring.

To the first floor are three well-proportioned bedrooms, all finished to a high standard, including a spacious primary bedroom complete with fitted wardrobes, providing excellent storage. A stylish family bathroom completes the accommodation, offering comfortable and practical living for growing families.

Outside, the property continues to impress. The private rear garden has been thoughtfully landscaped for low-maintenance enjoyment, creating a wonderful space for outdoor dining, entertaining, or simply unwinding throughout the warmer months. A substantial bespoke shed provides excellent storage and workshop potential, making it ideal for hobbies, DIY projects, or additional workspace.

To the front, a well-maintained garden and generous driveway provide ample off-road parking. Ideally positioned, the property enjoys easy access to highly regarded schools, excellent commuter links, and a wide range of local amenities. Wigan Park and Wigan town centre are both within walking distance, offering scenic green spaces, leisure facilities, shops, cafés, and restaurants right on your doorstep.

Combining spacious accommodation, quality finishes, and an enviable location, this is a superb family home that offers the perfect balance of convenience, comfort, and lifestyle.

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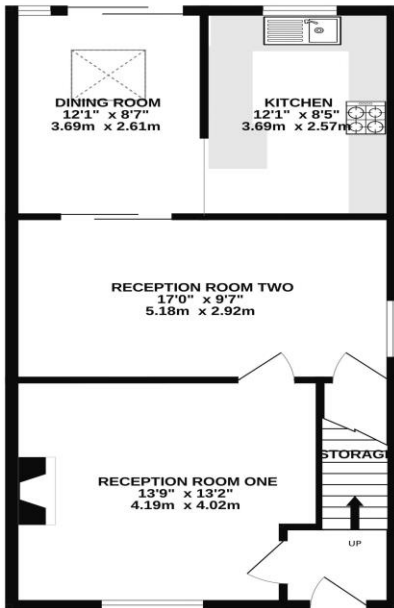


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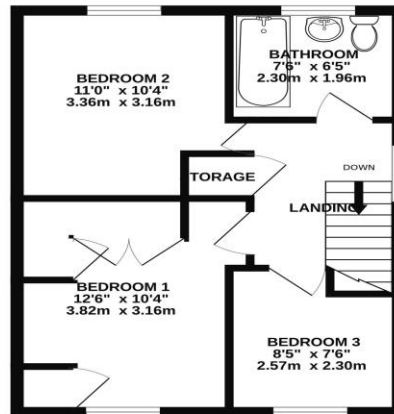


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GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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