

# MORGAN H LEWIS



**Asking Price £289,995**

**Swinley Lane, Wigan WNI 2EF**

- \*Traditional Semi In The Heart of Swinley
- \*Three Bedrooms
- \*Open Plan Kitchen Diner
- \*Beautifully Presented
- \*Driveway Parking
- \*Detached Garage

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Set along one of Swinley's most sought-after streets, this attractive semi-detached home on Swinley Lane is just a short walk from Mesnes Park, Royal Albert Edward Infirmary and Haigh Hall. It offers a well-balanced mix of period character and thoughtful modern upgrades.

The home has been carefully improved while retaining its original charm. A welcoming entrance hall with an art deco staircase and handy fitted storage, leads through to a bay-fronted living room, complete with original mouldings and wood burning stove.

To the rear, the extended kitchen and dining area provides a bright, open-plan space designed for everyday living. A well equipped kitchen diner with double oven, integrated hob and breakfast bar opens into the spacious open plan sitting area, centred around a large chimney breast with wood burning stove and traditional fitted alcove units. French doors bring in plenty of natural light and provide access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, with both doubles benefitting from fitted wardrobes, a single room currently used as a home office and a spacious family bathroom with traditional three piece suite.

The rear garden is private and easy to maintain, with a flagged patio area and raised decked seating area benefitting from the afternoon sun. To the front of the home the property benefits from the rare bonus of Driveway parking as well as a detached garage.

Swinley continues to be one of Wigan's most popular residential areas, known for its strong community, good schools, and a growing selection of independent cafés and bars.

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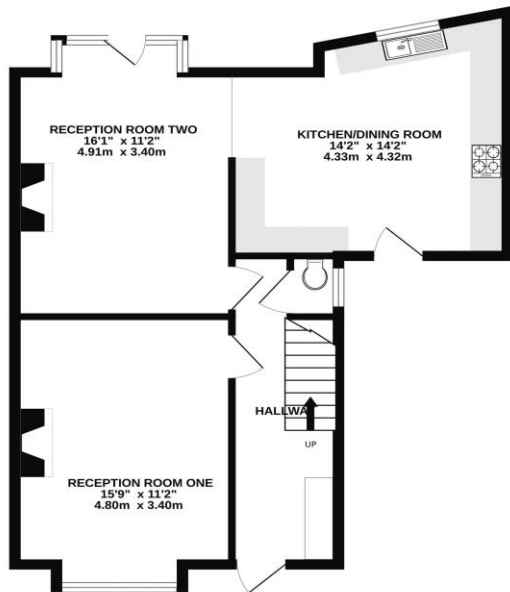


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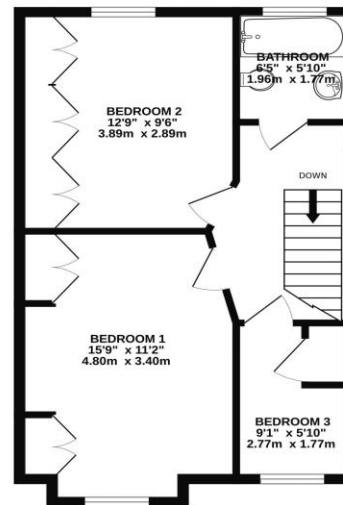


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GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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