

# MORGAN H LEWIS

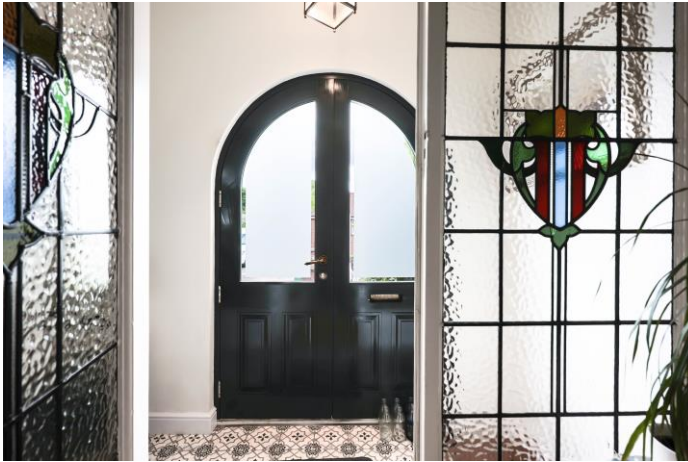


**Asking Price £450,000**

**Ludovic Terrace, Wigan WN1 2QZ**

- \*Three Bedroom 1930s Period Home
- \*Two Elegant Reception Rooms
- \*Spacious Dining room/Orangery
- \*Generous Garage
- \*Beautiful Original Features Throughout
- \*Prestigious Ludovic Terrace Location

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A rare opportunity to acquire this stunning 1930s period residence, beautifully blending timeless character with generous family accommodation extending to approximately 1,612 sq.ft. Rich in original features and offering versatile living space throughout, this impressive home retains all the charm and craftsmanship synonymous with its era.

The property is approached via an attractive entrance vestibule leading into a welcoming hallway with original detailing and a sense of grandeur that continues throughout the home. To the front, two elegant reception rooms provide superb entertaining and family living space, both benefitting from high ceilings, large bay windows, feature fireplaces and an abundance of natural light.

At the heart of the home lies a spacious kitchen, thoughtfully positioned to serve the adjoining dining room/orangery. This wonderful open and sociable space enjoys views over the garden and creates the perfect setting for both everyday family life and entertaining. Beyond, a substantial utility room offers excellent practical space, while internal access leads to a generous garage providing further storage or potential for future conversion, subject to the necessary consents.

The first floor offers three well-proportioned bedrooms, including two particularly spacious double bedrooms and a further versatile bedroom ideal for children, guests or home working. A family bathroom serves the accommodation, while the generous landing enhances the sense of space and light.

Throughout the property, many original features have been lovingly preserved, including bay-fronted elevations, period fireplaces, traditional proportions, decorative detailing and characterful architectural features, all combining to create a home of considerable warmth and distinction.

Externally, the property is complemented by mature, well-established front and rear gardens which provide a wonderful setting for family life and outdoor entertaining. The rear garden features a combination of paved and stone seating areas, complemented by mature planting and well-established borders that provide colour, character and privacy throughout the year. A stylish decked terrace with pergola creates the perfect setting for al fresco dining, summer gatherings and relaxing with family and friends. Thoughtfully designed and easy to maintain, the outdoor space provides a seamless extension of the home's impressive living accommodation.

Occupying a prime position on the prestigious Ludovic Terrace, just off Wigan Lane, the property enjoys one of Wigan's most sought-after residential settings. Excellent schools, local amenities, parks and countryside walks are all within easy reach, whilst Wigan North Western and Wallgate stations, together with convenient motorway links, provide excellent connectivity throughout the North West and beyond.

This is a truly exceptional family home offering period elegance, flexible living space and immense charm in an outstanding location. Early viewing is highly recommended to fully appreciate the character, scale and potential of this remarkable residence.

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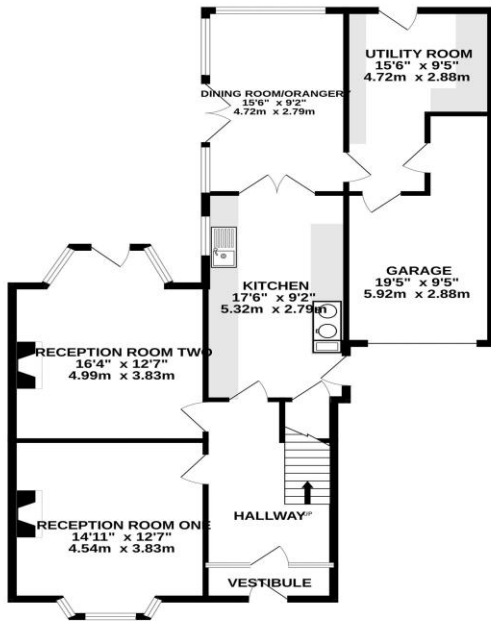


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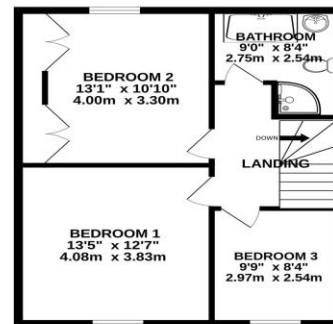


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GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 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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