

MORGAN H LEWIS



Asking Price £320,000

Swinley Road, Wigan WNI 2DL

- *Fully Renovated Throughout Including New Roof
- *Sought-After Swinley Residential Location
- *Stunning Open-Plan Kitchen with Island
- *Three Well-Proportioned Bedrooms
- *Elevated Decked Terrace and Landscaped Rear Garden
- *Lower Ground Floor Utility Room And WC

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Occupying a prime position within the highly desirable Swinley district of Wigan, this beautifully renovated three-bedroom semi-detached home offers stylish, turnkey accommodation extending to approximately 1,005 sq ft.

Combining generous living space with contemporary finishes throughout, the property has undergone an extensive programme of renovation, including a new roof, creating a superb family home ready for immediate occupation.

The property enjoys excellent kerb appeal, set behind a well-maintained paved front garden that provides an attractive first impression. Internally, a welcoming entrance hallway leads to a spacious bay-fronted living room, filled with natural light and offering an ideal space for relaxing and entertaining.

The standout feature of the home is the impressive open-plan kitchen and dining room, fitted with a range of modern high-gloss units, quality work surfaces, and a central island that creates a fantastic social hub for family life and entertaining. French doors open directly onto an elevated decked terrace, providing the perfect spot for outdoor dining and enjoying views across the rear garden. A useful lower ground floor utility room offers additional storage and laundry space, helping to keep the main living areas clutter-free.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, ideal as a nursery, home office, or guest room. A contemporary family bathroom completes the accommodation.

Externally, the rear garden has been thoughtfully designed for low-maintenance living, featuring an elevated decked seating area accessed directly from the kitchen, with steps leading down to a block-paved garden complemented by attractive planted borders. The outdoor space provides an excellent setting for both entertaining and everyday enjoyment. Situated within walking distance of Wigan town centre, Mesnes Park, highly regarded schools, restaurants, bars, and transport links, this exceptional home offers the perfect blend of character, quality, and convenience.

Early viewing is highly recommended to fully appreciate the standard of accommodation and finish on offer.

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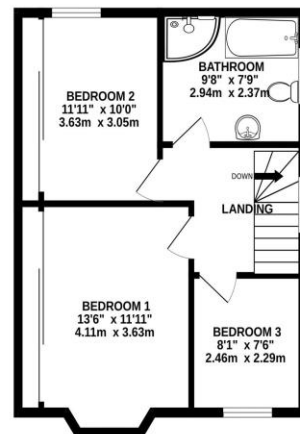


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GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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