

MORGAN H LEWIS



Asking Price £465,000

Whitley Crescent, Wigan WN1 2PR

- *Detached True Bungalow
- *Fantastic Private Plot
- *Three Double Bedrooms
- *Driveway Parking For Multiple Vehicles
- *Integral Garage
- *A Rare Opportunity

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Whitley Crescent is a street that has long been well regarded, known for its calm atmosphere and established setting. Set along this popular stretch of Whitley, this traditionally beautiful red brick true bungalow occupies a generous plot and sits comfortably within its surroundings.

From the front, the house gives little away. Step inside, however, and it becomes clear that the accommodation is far more spacious than first impressions suggest. The internal layout extends to around 1,300 square feet and is arranged in a straightforward, practical way that suits day-to-day living.

The entrance is through the original arched front door, with its wood frame and leaded glass, opening into a wide central hallway. This space provides access to all parts of the home and naturally separates the living areas from the bedrooms.

The main living room is bright and well proportioned. A bay window floods the space with natural light, while glass French doors lead into the kitchen allowing light to move easily through the space. The kitchen sits at the rear of the house, overlooking the expansive gardens. The kitchen is flexible and welcoming in its current layout, but could be easily opened up into the large utility room to create a truly impressive open plan living space.

There are three double bedrooms. The main bedroom is positioned at the front of the house and includes a walk-in bay window and fitted wardrobes. Two further bedrooms sit to the rear, both looking out over the garden, with one offering dual access, making it a versatile room, perfect as a snug, home office or play room. The family bathroom is spacious and fitted with a bath, separate enclosed shower, WC and vanity basin. An integral garage completes the internal accommodation.

Outside, the property is set back from the road behind mature planting, with a driveway providing off-road parking for several vehicles. The rear garden is generous and private, with a patio area leading to two gently tiered lawn sections, bordered by established shrubs and foliage.

Properties of this size and setting are rarely available on Whitley Crescent. Deceptively spacious and quietly positioned, with a flowing layout perfectly suited for a proper family home.

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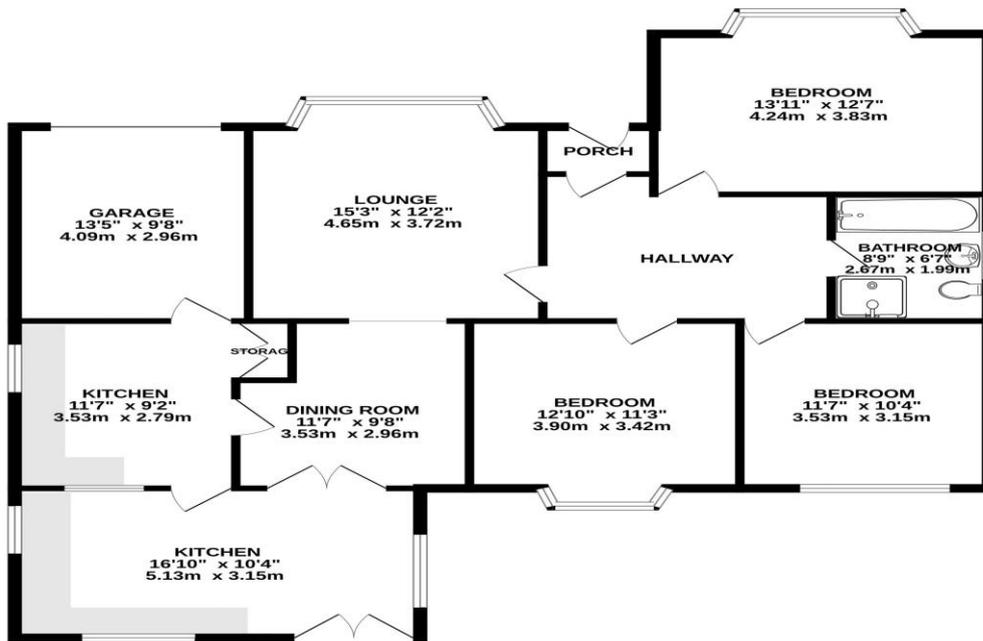


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GROUND FLOOR
1304 sq.ft. (121.2 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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 operation or efficiency can be given.
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