

# MORGAN H LEWIS



Asking Price £140,000

**Laurel Street, Wigan WN5 0UF**

- \*Two-Bedroom Detached Property
- \*Versatile Loft Room
- \*Generous Living And Dining Area
- \*In Need Of Modernisation
- \*Low Maintenance Rear Yard
- \*Convenient Wigan Location

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Situated on Laurel Street, this two-bedroom detached house presents an exciting opportunity for buyers looking for a property with plenty of potential to modernise and make their own.

The accommodation offers a well-proportioned layout across the main two floors, beginning with a welcoming living room, leading through to a separate dining room and kitchen, with a useful vestibule completing the ground floor.

Upstairs, there are two bedrooms and a family bathroom, while an additional loft room provides valuable extra space and could lend itself to a variety of uses, subject to any necessary consents.

The property is in need of modernisation throughout, offering the opportunity to create a home tailored to individual tastes and requirements. The generous layout, detached position and additional loft room give the property a great deal of flexibility, whether you're looking to create a comfortable family home, a first-time purchase or take on a renovation project.

Externally, there is a rear yard, providing a private and practical outdoor space that could be transformed into an attractive seating or entertaining area. On-road parking is available to the front.

Laurel Street enjoys a convenient residential position within the WN5 area of Wigan. A range of everyday amenities, local shops and supermarkets are within easy reach, while Wigan town centre is approximately a mile away, offering an extensive selection of shops, restaurants, bars and leisure facilities.

The location is also well suited to commuters, with Wigan North Western and Wigan Wallgate railway stations approximately a mile away, providing connections to Manchester, Liverpool and beyond. There are also local bus services close by, making it easy to access the surrounding areas. For families, a number of schools can be found within the surrounding area, while the property also benefits from convenient access to local amenities and transport links.

With two bedrooms, a versatile loft room, rear yard and detached accommodation, this is a property with plenty of scope and potential. In need of modernisation, it offers the incoming purchaser an excellent opportunity to create a home to their own specification in a convenient Wigan location.

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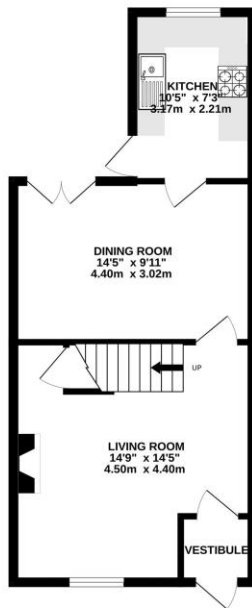


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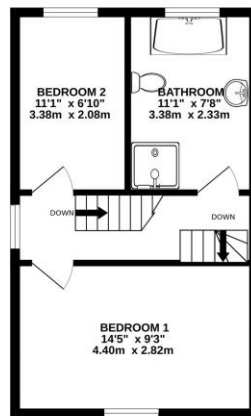


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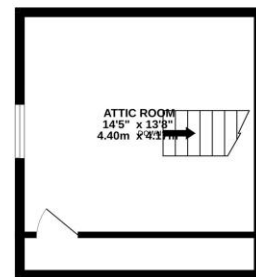
GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



2ND FLOOR  
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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