

MORGAN H LEWIS

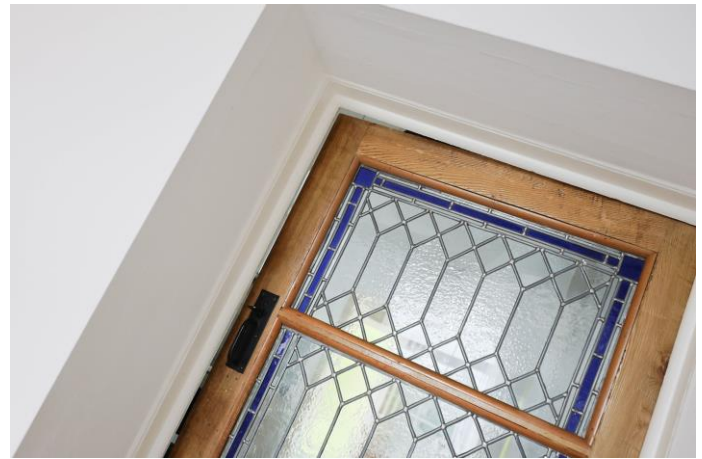


Asking Price £199,950

Upholland Road, Wigan WN5 7JA

- *Character Cottage with Original Features
- *Spacious Kitchen/Dining Room with Exposed Beams
- *Lounge with Original Fireplace
- *Principal Bedroom with Countryside Views
- *Charming Stained Glass Bathroom Window
- *Loft Room & Enclosed Walled Rear Garden

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Occupying a desirable position on Upholland Road, this charming two-bedroom cottage offers an abundance of character, versatile living accommodation and delightful countryside views.

Extending to approximately 876 sq.ft. and arranged over three floors, the property successfully blends period features with practical modern living. The welcoming lounge is rich in character, featuring exposed wooden beams and an original feature fireplace, creating a warm and inviting space to relax and unwind.

To the rear, the spacious kitchen/dining room continues the cottage aesthetic with further exposed beams and ample room for both everyday dining and entertaining. A rear hallway leads to the ground-floor bathroom, which enjoys the added charm of a beautiful stained-glass window, adding colour and character while maintaining privacy. The bathroom serves the property well and complements the home's traditional appeal.

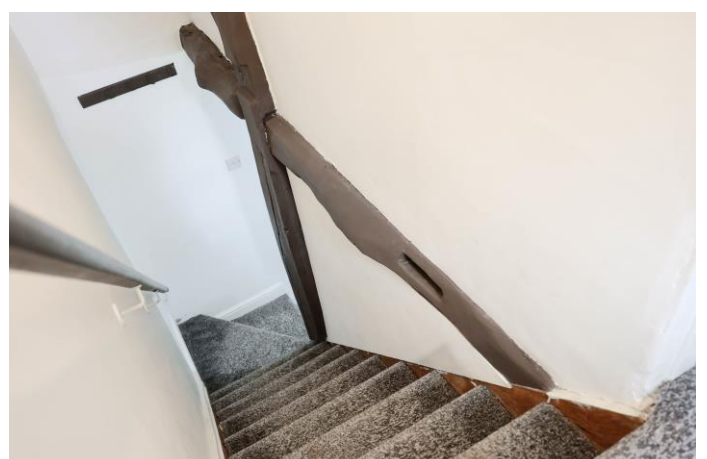
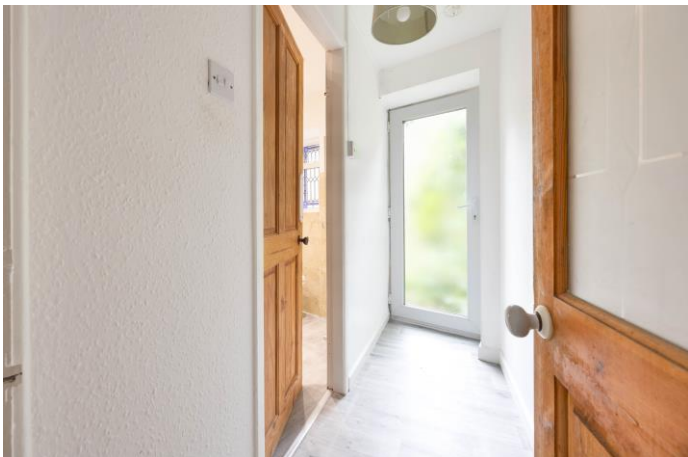
The first floor offers two bedrooms, including a generous principal bedroom featuring an original fireplace and an attractive bow bay window that frames wonderful views across the surrounding countryside. The second bedroom provides flexible accommodation suitable for guests, children, or those working from home. A substantial loft room occupies the second floor, offering excellent versatility as a home office, hobby room, occasional guest space or additional storage area.

Outside, the property benefits from a private enclosed walled rear garden. While requiring some improvement, it presents a fantastic opportunity for buyers to create an attractive outdoor retreat tailored to their own tastes and requirements.

Conveniently located for local amenities, schools, transport links and scenic countryside walks, this character-filled cottage represents a wonderful opportunity for buyers seeking a home with personality, charm and scope to add further value.

Early viewing is highly recommended to appreciate the character, space and picturesque outlook this delightful cottage has to offer.

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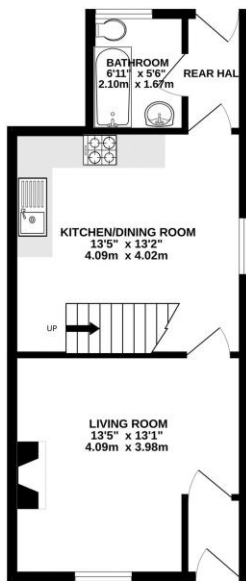


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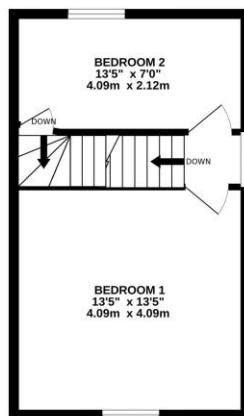


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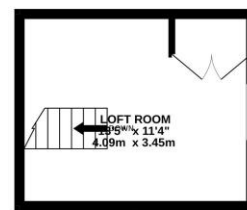
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



2ND FLOOR
152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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