

MORGAN H LEWIS



Offers in Excess of £220,000

Hornby Street, Wigan WNI 2DT

- *Stunning Three Bedroom End Terrace Home
- *Three Bedrooms and Two Reception Rooms
- *Beautifully Presented Throughout
- *Private Sunny Rear Garden
- *Walking Distance to Mesnes Park & Haigh Hall
- *NO ONWARD CHAIN

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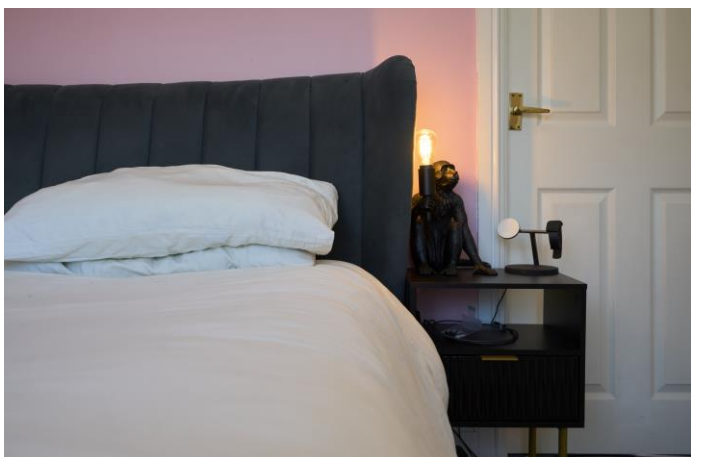
Set along one of Swinley's most admired streets, this well-proportioned three-bedroom end-terraced home sits on a generous corner plot — a rare offering that includes private driveway parking, something of a quiet luxury in this part of town. Recently refurbished throughout, the house has been brought up to modern standards while retaining the character and proportions typical of homes from this era.

On entering, you're welcomed into a long hallway, complete with original ornate coving — a subtle detail that sets the tone for the rest of the home. To the front, the main living room is both comfortable and inviting, its warmth centred around a log-burning stove, with original coving offering a gentle architectural frame to the space. Further along, the rear of the home opens into a larger reception and dining area, brightened by patio doors that invite light deep into the room. A gas fire provides another focal point, balancing the room's openness with a sense of comfort. The kitchen is modern and efficient, with sleek high-gloss cabinetry and integrated appliances. A separate utility space is neatly tucked away at the rear — a practical addition that keeps the heart of the home clutter-free when hosting or relaxing.

Upstairs, there are three bedrooms. Two are generously sized doubles with high ceilings, while the third, currently used as a dressing room, includes fitted wardrobes. The main bedroom spans the width of the house and benefits from built-in storage. A staircase leads up to a well-finished loft room, complete with Velux windows — ideal as a study, occasional guest room, or creative workspace. To the rear, a private garden offers a pleasant outdoor retreat — a manageable space for quiet afternoons or gatherings in the warmer months.

This is a home that's been carefully updated and thoughtfully arranged. With a strong sense of proportion, light, and potential, it's a quietly impressive property in one of Swinley's most enduringly popular neighbourhoods.

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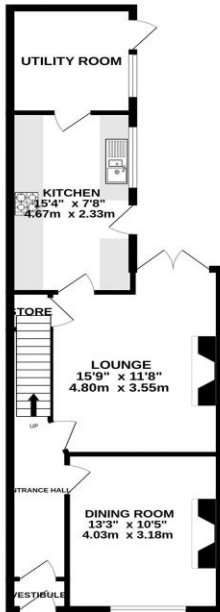


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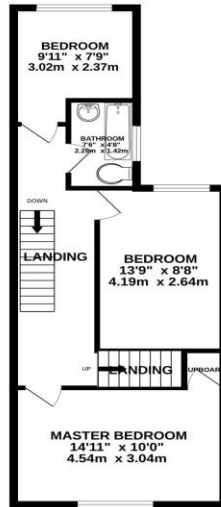


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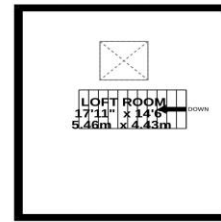
GROUND FLOOR
504 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 1356 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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