

MORGAN H LEWIS



Offers in the Region of £175,000

Norfolk Street, Wigan WN6 7BQ

- *Three-Bedroom Detached Home
- *Spacious Living Room With Feature Fireplace
- *Kitchen/Dining Room With Shaker-Style Units
- *Downstairs WC
- *Versatile Side Garden And Walled Front Garden
- *Excellent Scope To Add Value And Personalise

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Situated in a popular and well-established residential area of Wigan, this three-bedroom detached home on Norfolk Street presents an exciting opportunity for buyers seeking a property they can truly make their own. Conveniently located close to local amenities, well-regarded schools, transport links and the nearby villages of Standish and Shevington, the property offers excellent potential for first-time buyers, investors or growing families looking to create a long-term home.

The accommodation begins with an entrance porch leading into the hallway, setting the tone for the well-proportioned layout throughout. To the right elevation is a bright and welcoming living room, centred around a traditional feature fireplace and enhanced by a large window that fills the space with natural light — an ideal setting for relaxing evenings or family time. Just off the living room is a convenient downstairs WC. To the left elevation, the kitchen/dining room is fitted with white shaker-style cabinetry complemented by contrasting black worktops, offering generous workspace alongside room for a family dining table. With direct access to the side garden area, this space is well suited to modern living and entertaining, with further scope to reconfigure or enhance to suit individual needs.

To the first floor, the property offers three generously sized bedrooms along with a spacious family shower room, providing flexible accommodation for families, guests or home working. Externally, the home benefits from a walled front garden which adds privacy and character, while the side garden area offers excellent versatility and could be utilised as off-road parking, additional outdoor space, or a combination of both.

Requiring modernisation throughout, this property is a true blank canvas, offering an excellent opportunity to update, personalise and add value while creating a home tailored entirely to lifestyle and vision.

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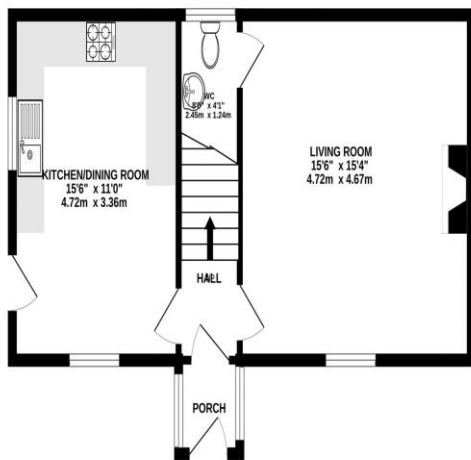


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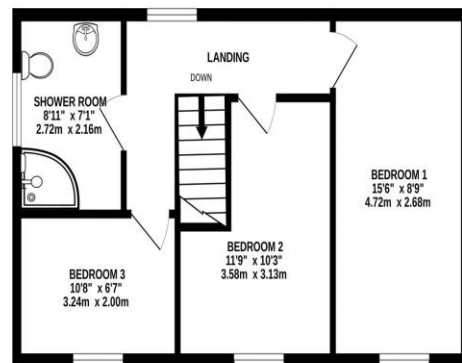


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GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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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