

# MORGAN H LEWIS



Asking Price £249,995

**Wrightington Street, Wigan WN1 2BX**

- \*Beautifully Renovated Semi-Detached Home
- \*Prime Swinley Location Near Schools, Parks And Stations
- \*Stylish Open Plan Kitchen Diner With French Doors
- \*Two Spacious Reception Rooms With Feature Fireplaces
- \*Three Generous Bedrooms And Luxury Family Bathroom
- \*Sunny Rear Garden With Patio, Outbuildings And No Chain

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An exciting opportunity to purchase a beautifully renovated period semi-detached home in one of Swinley's most desirable locations. Ideally situated within walking distance of highly regarded primary schools, local amenities including Mesnes Park, the town centre and railway stations, this stunning property perfectly combines character features with modern family living. Having been recently renovated to a high standard, the property retains many original features alongside stylish contemporary upgrades, perfectly blending modern convenience with timeless charm.

The accommodation briefly comprises an entrance vestibule with tiled flooring, an impressive reception hall with staircase to the first floor, a bright front lounge with bay window and feature fireplace, and a rear sitting room with fireplace and gas fire. The highlight of the home is the superb open plan kitchen diner, thoughtfully redesigned to create a modern entertaining and family space, fitted with stylish shaker units, integrated induction hob, oven and fridge freezer with French doors providing access to the rear garden.

To the first floor are three generously sized bedrooms, together with a beautiful family bathroom featuring freestanding bath and vanity sink unit, walk in shower and w.c.

Externally, the property enjoys a walled front garden and a beautifully maintained sunny rear garden with raised beds, lawn and patio seating area, as well as useful outbuildings providing excellent storage.

Offered for sale with no onward chain.

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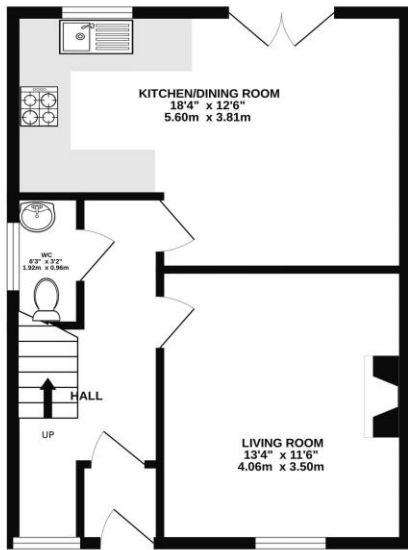


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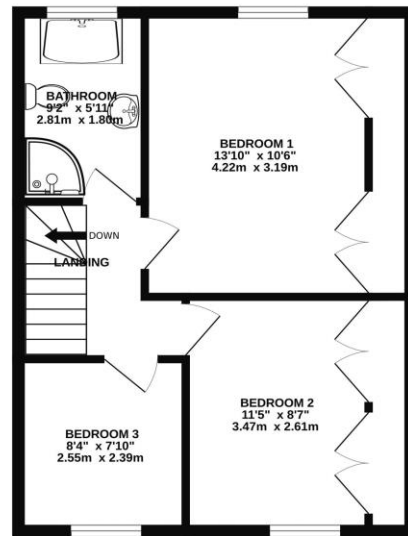


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GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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