



brooke
steel
STATES

local, experienced, trusted.

Mesnes Road, Wigan

£350,000 Leasehold

Kitchen Fitted June 2026

Description

Positioned along Mesnes Road in the highly sought after area of Swinley is this truly beautiful three bedroom semi detached property. Close to local bars, outstanding primary school and Wigan town centre. This traditional home presents a wonderful opportunity for a family seeking a home that offers ample living space. The property itself rests within a stones throw away from Swinleys local bars and restaurants, fantastic schools and is within walking distance to Wigan town centre and the picturesque Haigh County Park. Internally the accommodation is arranged over two floors and in brief comprises of; welcoming entrance hall, reception room featuring a bay fronted window and the spacious lounge/ diner with patio doors leading out into the rear garden. The modern fitted kitchen/ breakfast room completes the ground floor accommodation. To the first floor the landing area gives access to two double bedrooms, second bedroom with fitted wardrobes, one single bedroom currently used as an office and the stylish family bathroom with four piece suite and a walk in shower featuring an elegant free standing bath. Externally this charming home offers a well maintained garden to the rear with a flagged patio area, lawn and a brick outhouse ideal for additional storage, previously used as utility space. The property also benefits from a spacious loft conversion which is fully carpeted with a velux providing extra storage space. To the front elevation is a driveway providing off road parking. Early viewings are highly recommended to appreciate the size and location of this attractive family home.



Council Tax Band: Band C
Tenure: Leasehold (800 years)
Ground Rent: £3.72 per year
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Tenure
Leasehold



Viewing by appointment only
 Brooke Steel Estates - Head Office
 4 Market Street, Edenfield, Lancashire BL0 0JN
 Tel: 01706 940 335 Email: hello@brookesteel.co.uk Website: <https://www.brookesteel.co.uk>