

MORGAN H LEWIS



Offers Over £190,000

Langdale Avenue, Wigan WN1 2HT

- *Perfect for first time buyer or downsizer
- *Fantastic extended semi-detached house in the heart of Swinley
- *Long south facing rear gardens
- *Extended family kitchen with island and Velux skylights
- *Front lounge

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A fantastic opportunity for the first time buyer or the downsizer to purchase an extended semi-detached house situated in the heart of Swinley. The area remains one of the most desirable in Wigan with great schools, and independent shops and eateries, and a short walk to Mesnes Park, the Town Centre and Stations for travel to Liverpool and Manchester.

Beautifully presented, the property is centrally heated and double glazed and was extended in recent years to provide a contemporary open plan family kitchen with quality wall and base units and matching island breakfast bar. There are Velux skylights and french doors from which to enjoy the long south facing gardens. There is a generous front lounge with glazed doors leading into the kitchen. To the first floor there are two double bedrooms and a re-fitted bathroom whist to the outside there is driveway parking to the front and a large decked seating area at the rear with steps leading down to the lawned gardens.

The property is offered for sale with no onward chain and viewings are essential to appreciate the quality of the accommodation on offer and the fantastic Swinley location.

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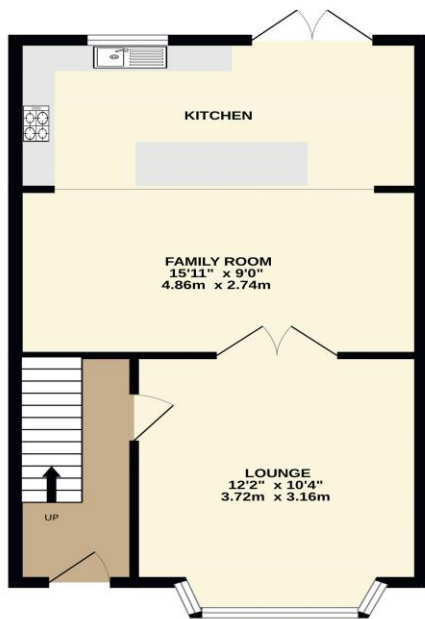


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GROUND FLOOR



1ST FLOOR



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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