

MORGAN H LEWIS



Asking Price £169,950

Langdale Avenue, Wigan, WN1 2HT

- *Traditional Semi Detached Home
- *Two Great Sized Bedrooms
- *Through Lounge Diner
- *Huge Potential
- *Generous Gardens
- *NO ONWARD CHAIN

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A fantastic opportunity for the first time buyer, young families, investors or down sizers, this semi-detached house, situated in the heart of Swinley. The area remains one of the most desirable in Wigan with great schools, trendy local bars and cafes, and a short walk to Mesnes Park, the Town Centre and Stations for travel to Liverpool and Manchester.

This well-loved property offers a wonderful opportunity for modernisation, with accommodation briefly comprising of; a spacious entrance hall, with stairs leading to the first floor leading into the open plan living/diner, with dual aspect provided by bay window to the front and French doors to the back making this a lovely, bright space perfect for relaxing as a family, or entertaining guests. The long galley kitchen is well presented. Completing the ground floor is the handy conservatory to the rear, currently used as a utility room.

To the first floor there are two bedrooms which are both well presented and cosy. The family bathroom is spacious, with shower, vanity basin and w.c.

Externally is where this property truly shines, there is good sized, walled front garden, which could easily be converted to driveway parking for multiple vehicles and to the rear a spacious garden, which is perfect for outdoor entertaining or relaxing as a family. The garden is mainly laid to lawn.

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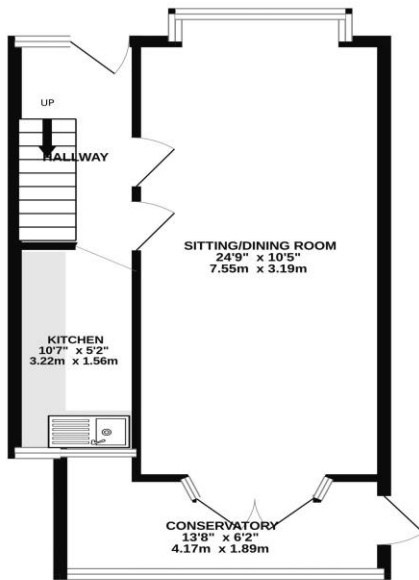


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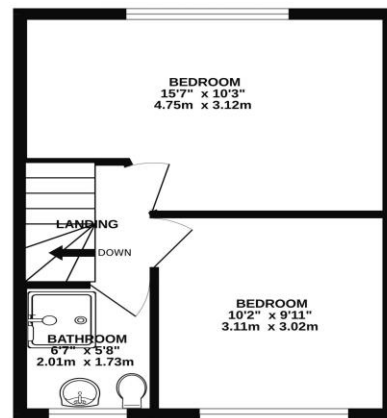


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GROUND FLOOR
422 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.9 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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