

**FOR SALE**

13, Lessingham Avenue, Swinley, WN1 2HU





## 13, Lessingham Avenue, Swinley, WN1 2HU

*Competitively priced semi-detached home bursting with potential & no chain delay.*



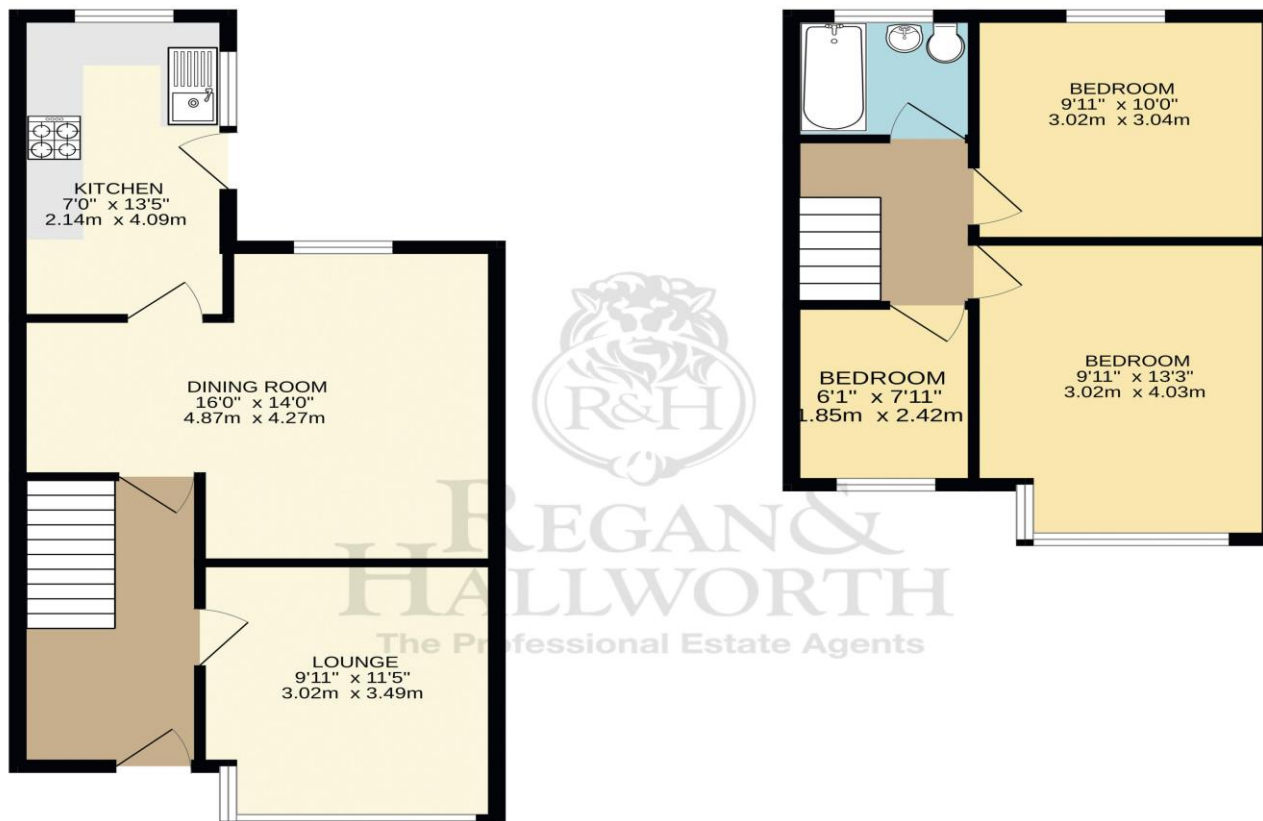
- Competitively priced home
- Superb potential
- Ideal starter home
- No chain delay
- 3 bedrooms / 2 reception rooms
- Highly prized location
- Close to shops / amenities
- 813 SQFT / FREEHOLD

Offered to the market with the added benefit of no chain delay & brimming with potential, this well appointed semi-detached home is enviably positioned along the highly prized Lessingham Avenue in Swinley & rests just a short walk into Wigan Town Centre & its numerous amenities, transport links including two train stations plus the pretty Mesnes Park. The home itself totals 813 square feet of living space that provides considerable potential for any first time buyers seeking a home they can upgrade to their own specification. Representing excellent value for money for today's busy market, the home in brief comprises; an entrance hallway, lounge with bay window & feature fireplace, a rear dining room, plus a fitted kitchen extension, with three bedrooms upstairs and bathroom suite. Externally there are gardens to both the front and the rear, with the rear garden being large enough to accommodate further extensions, should clients wish. To the front is off road parking via a block paved driveway. All the windows here are low maintenance Upvc & the property is warmed by gas central heating. Early viewings are highly recommended on this excellent, traditional home. No chain delay.









**TOTAL FLOOR AREA : 813 sq.ft. (75.6 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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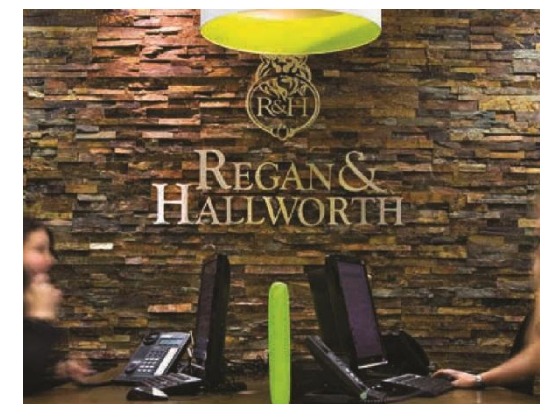
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LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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