

MORGAN H LEWIS



Asking Price £90,000

Sydney Street, Wigan WN2 5BP

- *Two Bedroom Mid Terrace Property
- *Lounge with Feature Fireplace
- *Kitchen/Dining Room
- *Enclosed Low Maintenance Rear Yard
- *Shower Room To First Floor
- *Ideal Refurbishment or Investment Opportunity

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Situated on Sydney Street in the well-established residential area of Platt Bridge, this two-bedroom mid-terrace property offers an excellent opportunity for buyers looking to modernise and add value.

Conveniently located close to local shops, schools, amenities, and transport links into Wigan and surrounding areas, the property is well placed for both commuters and investors alike.

The accommodation is presented in good condition throughout but would benefit from cosmetic updating and general modernisation, allowing incoming purchasers the chance to create a home tailored to their own style.

The ground floor features a welcoming lounge to the front, complete with a fireplace that provides a focal point and a comfortable living space. To the rear is a kitchen/dining area offering practical storage and worktop space, along with ample room for family dining. A door leads directly out to the enclosed rear yard, providing a low-maintenance outdoor area with potential for seating or further improvement.

To the first floor, the property offers two well-proportioned bedrooms, comprising a generous main bedroom and a second bedroom suitable for a child's room, guest space, or home office. The first floor is completed by a shower room fitted with a four piece suite.

This is a solid and well-laid-out home with clear potential, ideal for first-time buyers, buy-to-let investors, or those seeking a refurbishment project in a popular and established location.

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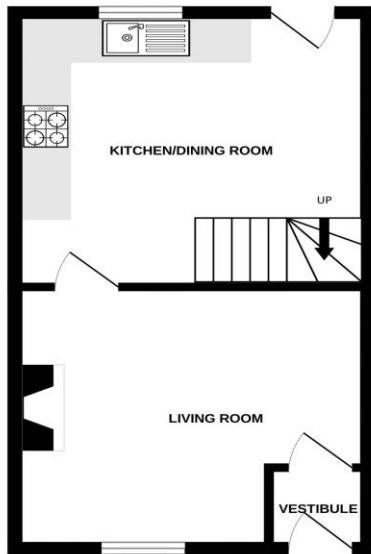


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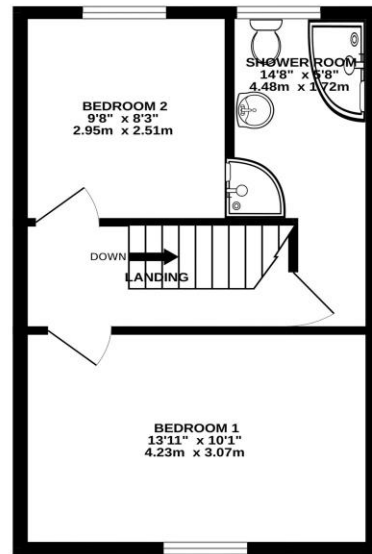


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GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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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