

MORGAN H LEWIS



Asking Price £175,000

Langdale Avenue, Wigan WN1 2HT

- *Two Bedroom Semi-Detached Property
- *Generous Plot With Excellent Potential
- *Long Rear Garden With Elevated Patio
- *Driveway And Front Garden
- *Scope For Extension, Subject To Planning
- *Well Established Residential Location

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Situated on the popular Langdale Avenue in Wigan, this two-bedroom semi-detached property offers an excellent opportunity for buyers looking for a home with space, a substantial plot and plenty of scope to create something truly their own. While the property would benefit from some modernisation, it has clearly been cared for and provides a comfortable starting point for someone looking to update and improve a home over time.

Inside, the accommodation is well laid out, with an entrance hallway leading through to the fitted kitchen and living/dining room. The kitchen is a practical space with a range of fitted wall and base units, worktop surfaces and space for the usual appliances, while a window provides natural light. The living/dining room is a particularly useful and versatile space, offering plenty of room for both comfortable seating and a dining area, with windows to the front and patio doors to the rear helping to create a light and pleasant room.

Upstairs, there are two generous bedrooms and a shower room. Bedroom one is particularly well equipped, featuring fitted wardrobes, a useful vanity table and additional over-the-bed storage with matching side tables, providing excellent built-in storage and furniture without taking away from the available floor space. Bedroom two is also a good-sized room and offers plenty of flexibility as a bedroom, guest room or home office if required. The shower room is fitted with a three piece suite and provides a practical first-floor bathing facility.

Outside is where this property really stands apart. The rear garden features an elevated patio area with steps leading down to a long lawn, creating a lovely sense of depth and providing plenty of room for outdoor entertaining, gardening and family use. The size of the plot also presents exciting possibilities for those considering future improvements, including the potential for an extension, subject of course to the necessary planning permissions and consents.

Langdale Avenue is positioned within an established residential area of Wigan, with a range of everyday amenities, schools, green spaces and town-centre facilities within the wider area. Wigan town centre provides a broad selection of shops, cafés, restaurants and services, while the surrounding area offers plenty of opportunities for walks and leisure. The property is also well placed for access to the wider road and transport network, making it a practical location for those commuting or travelling further afield.

With its generous plot, long rear garden, useful accommodation and genuine potential for modernisation and future extension, this is a property that offers an exciting opportunity to create a fantastic home in a well-established and convenient Wigan location.

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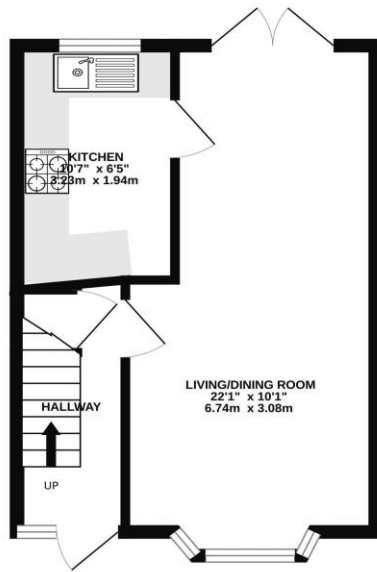


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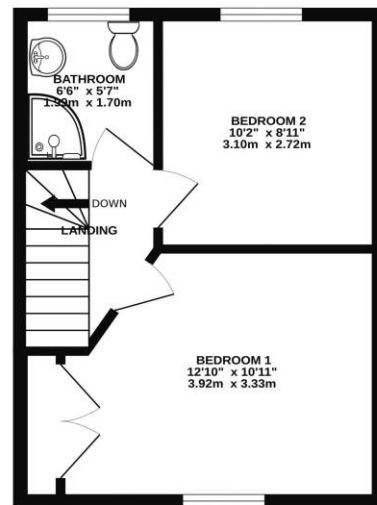


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GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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