



25 Langdale Avenue

, Wigan, WN1 2HT

Offers In The Region Of £185,000



Sapphire Homes are delighted to offer For Sale this spacious 2 bedroom end quasi property that is positioned in a popular residential location that is perfectly located for local amenities and transport links as well as the Town Centre. The house is also close to outstanding local schools, a short walk from Wigan hospital, Mesnes Park and Haigh Hall which will certainly increase the appeal to families and those with children. The accommodation briefly comprises of entrance / hallway, spacious lounge with through dining area and to the rear elevation there is a sun room with access to the rear garden and the hallway also provides access to a separate fitted kitchen. To the first floor the landing provides access to 2 spacious bedrooms and a family bathroom with 3 piece shower suite in white. The house would benefit from some modernisation but is warmed by Gas Central Heating and also benefits from double glazing which only helps to compliment this wonderful property and the potential on offer. Externally there is a good sized tiered rear garden which enjoys a sunny aspect with a patio, well stocked borders, lawn, perimeter fencing and shed offering useful storage. To the front elevation there is the potential for off road parking subject to planning and completion of works. The property also offers the potential to extend further to the rear elevation subject to obtaining the necessary permissions like neighbouring dwellings and early viewing is a must to avoid disappointment. Offered to market with No Upward Chain.





GROUND FLOOR

Entrance / Hallway

Lounge / Diner

Kitchen

Sun Room

FIRST FLOOR

Landing

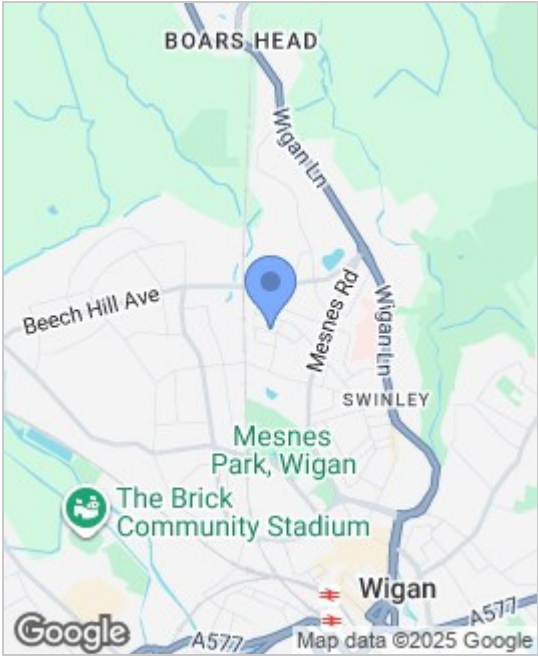
Bedroom 1

Bedroom 2

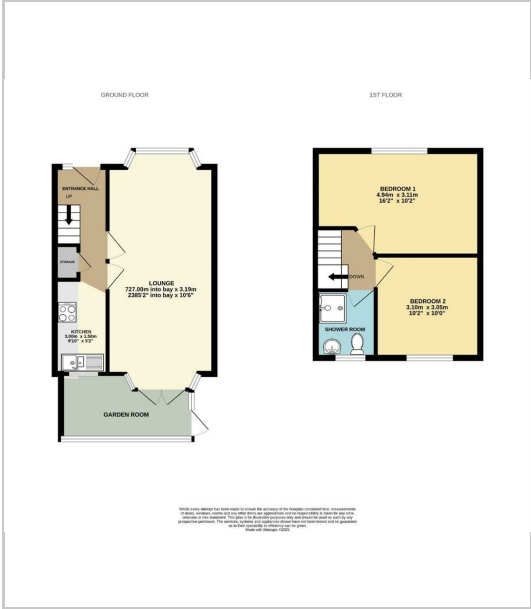
Bathroom

EXTERNAL

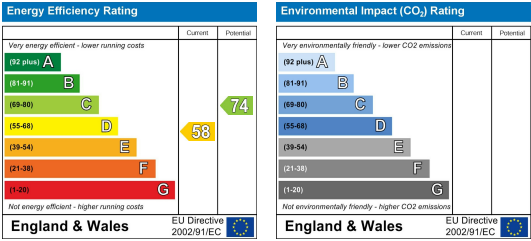
Area Map



Floor Plans



Energy Efficiency Graph



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