



## 27 Wigan Lane

Swinley, Wigan, WN1 1XR

**Offers Over £119,950**



Sapphire Homes are delighted to offer For Sale this large 3/4 bedroom terraced property that is located within walking distance of Wigan town centre and a few minutes walk from Wigan Infirmary, outstanding local schools, amenities and transport links including the train and bus station for those requiring commuter links. The property briefly comprises of a welcoming entrance / hallway leading to a spacious lounge, reception / dining room and to the rear elevation there is a fitted kitchen with door leading to the rear garden and a shower suite / w.c beyond the kitchen to the rear. To the first floor the landing provides access to two double bedrooms and to the top floor there is large bathroom and a further double bedroom. With a remodel the property could incorporate 4 bedrooms and two bathrooms and offers huge internal potential. The property requires modernisation throughout but there is huge potential to turn this into a beautiful family home. Externally the property is pavement fronted and to the rear there is an enclosed patio garden. The property is suited to couple or family and will also appeal to the buy to let investor and early internal viewings are highly recommended to appreciate the potential with this lovely family home. No Upward Chain.





GROUND FLOOR

- Entrance / Hallway
- Lounge
- Reception 2 / Dining Room
- Kitchen
- Shower Suite / W.C.

FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2

SECOND FLOOR

- Landing
- Bedroom 3

Bathroom

EXTERNAL

CELLAR

Rear Garden

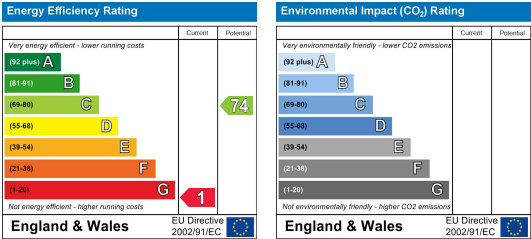
Area Map



Floor Plans



Energy Efficiency Graph



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