



## 2 Lansdowne Terrace

Swinley, Wigan, WN1 2BT

**Offers Over £125,000**



Sapphire Homes are delighted to offer For Sale this spacious 3 bedroom period terraced property that is positioned within walking distance of Wigan town centre and a few minutes walk from Wigan Infirmary and Mesnes Park. The property is also conveniently located for outstanding local schools, amenities and transport links. In brief the accommodation comprises of a large welcoming entrance / hallway, spacious lounge with fire and surround and to the rear elevation there is a generous dining room / reception 2 which leads into a separate fitted kitchen with door leading out to the rear garden. To the first floor the landing provides access to three double bedrooms and the family bathroom is on the split level landing and had a modern three piece suite in white with shower over bath. The property benefits from double glazing, gas central heating with a recently installed combi boiler and a tasteful decor. Externally there are low maintenance front and rear gardens with the rear having a small brick lean to offering additional storage. The property would benefit from some cosmetic modernisation but offers potential in abundance and early viewing is highly recommended to appreciate in full. No Upward Chain.



GROUND FLOOR

- Entrance / Hallway
- Lounge
- Dining Room / Reception 2
- Kitchen

SPLIT LEVEL LANDING

- Family Bathroom

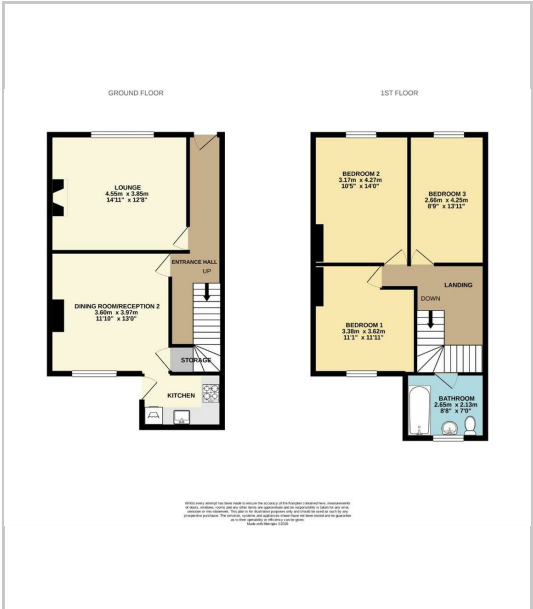
FIRST FLOOR

- Landing
  - Bedroom 1
  - Bedroom 2
  - Bedroom 3
- EXTERNAL
- Rear Garden

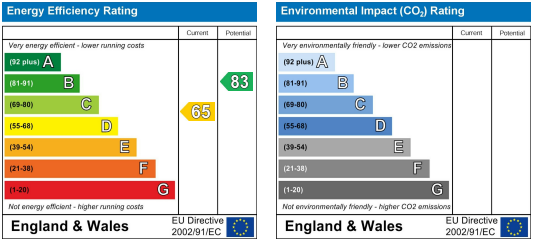
Area Map



Floor Plans



Energy Efficiency Graph



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