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MORGAN H LEWIS



23 Mesnes Road, Swinley, Wigan, Lancashire, WN1 2DG

£235,000

Potential! Potential! Potential! A fabulous opportunity to purchase a period semi-detached house. The property requires modernisation, but offers fantastic potential to create a stunning home in one of Wigan's most desirable locations.

There is central heating and double glazing and the accommodation briefly comprises; canopy porch, reception hall, cloakroom, generous lounge, dining room and kitchen. To the first floor there are three good sized bedrooms and a bathroom, whilst to the outside, the property occupies a good sized plot with mature gardens, driveway parking and a garage.

The location is in the heart of Swinley, which is perfect with the Town Centre and Mesnes Park within walking distance.

The property is available now with no onward chain and viewings are essential to appreciate the location and the potential of the property.

23 Mesnes Road, Swinley, Wigan, Lancashire, WN1 2DG

* Ground Floor *

Canopy Porch

Reception Hall

With double glazed door, laminate floor, central heating radiator and stairs to the first floor.

Cloakroom

With double glazed window to the front, wash-basin and low level W.C and laminate floor.

Lounge

11'11 x 11'6 plus bay window (3.63m x 3.51m plus bay window)

With double glazed bay window to the front, central heating radiator and this room intercommunicates with;

Dining Room

13'10 x 10' plus bay window (4.22m x 3.05m plus bay window)

With double glazed patio door to the rear, fireplace and central heating radiator.

Kitchen

11'6 x 7'11 (3.51m x 2.41m)

With double glazed window to the rear, single glazed external door to the side, fitted with white wall and base units with tiled worktops. single drainer sink unit, integrated dishwasher. tiled floor, tiled relief to the walls and wall mounted " Worcester " combi boiler.

* First Floor *

Attractive Landing

With double glazed windows to the front and the side and loft access.

Three Bedrooms as follows;

Bedroom One

11'11 x 11'6 (3.63m x 3.51m)

With double glazed window to the front, central heating radiator and original fireplace.

Bedroom Two

10'6 x 10' (3.20m x 3.05m)

With double glazed window to the rear, central heating radiator and original fireplace.

Bedroom Three

10'1 x 5'11 (3.07m x 1.80m)

With double glazed window to the rear, central heating radiator and built in cupboard.

Bathroom

With double glazed window to the side, fitted with panelled bath with shower over, pedestal wash-basin and low level W.C, tiled relief to the walls, central heating radiator and laminate floor.

Outside

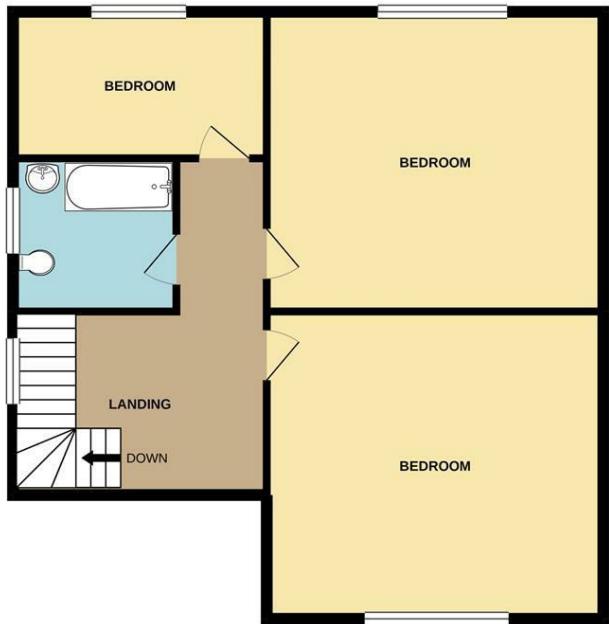
The property occupies a generous plot with mature gardens to the front and rear, driveway parking, a garage and two sheds.



GROUND FLOOR

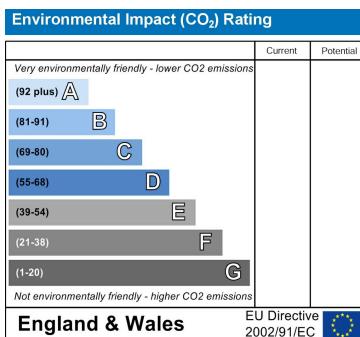
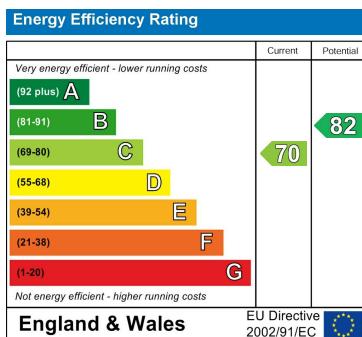


1ST FLOOR



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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