

Head Office, 83 Mesnes Road, Wigan, Lancashire, WN1 2QT

Tel: 01942 824482

Email: sales@mhlgroup.co.uk

www.mhlestateagents.co.uk



32 Blackthorn Avenue, Beech Hill, Wigan, Lancashire, WN6 7SA

£100,000

A fantastic opportunity to purchase a character semi-detached house in need of refurbishment. The property occupies a generous corner plot with large front garden and driveway parking, situated at the junction of Blackthorn Avenue and Baytree Road and the location allows easy access to Wigan Town Centre and to Robin Park retail and leisure development.

There is central heating and is mostly double glazed, the accommodation briefly comprises, to the ground floor, entrance hall with replacement double glazed entrance door, lounge, dining room and kitchen. To the first floor there are three bedrooms and a shower room.

To the outside there are large lawned gardens to the front, driveway parking to the side and a low maintenance rear garden.

There is no onward chain and early viewings are essential to appreciate the potential of the property.

32 Blackthorn Avenue, Beech Hill, Wigan, Lancashire, WN6 7SA

* Ground Floor *

Entrance Hall

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

Lounge

12'9 x 12'8 (3.89m x 3.86m)

With double glazed bay window to the front and central heating radiator.

Dining Room

15'11 x 11' maximum (4.85m x 3.35m maximum)

With double glazed window to the side, double glazed French doors to the rear, central heating radiator and under-stairs cupboard.

Kitchen

7'3 x 6'8 (2.21m x 2.03m)

With window to the rear, fitted wall and base units, single drainer sink unit, tiled floor, tiled walls and central heating radiator.

* First Floor *

Landing

With double glazed window to the side.

Three Bedroom as follows

Bedroom One

12'7 x 8'2 (3.84m x 2.49m)

With double glazed bay window to the front, fitted wardrobes to one wall and central heating radiator.

Bedroom Two

9'1 x 8'8 (2.77m x 2.64m)

With double glazed window to the rear, fitted wardrobes to one wall and central heating radiator.

Bedroom Three

6'4 x 5'5 (1.93m x 1.65m)

With double glazed window to the front, wall mounted 'Glow Worm' boiler and central heating radiator.

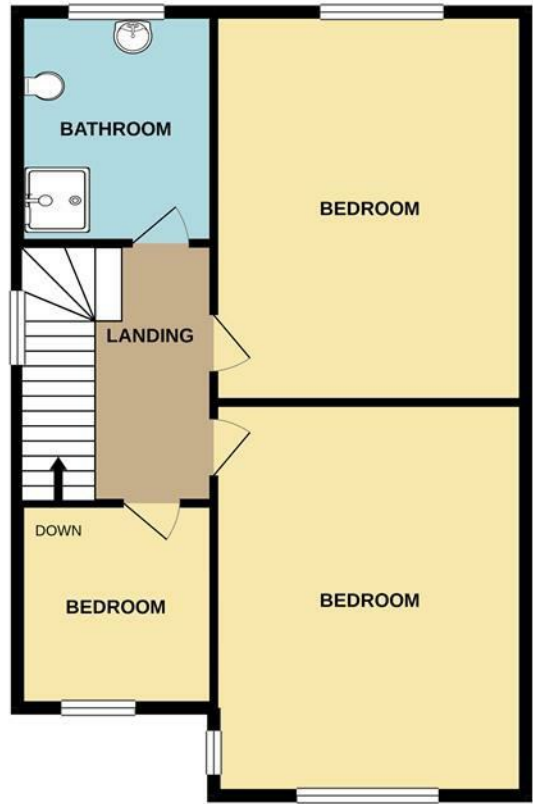
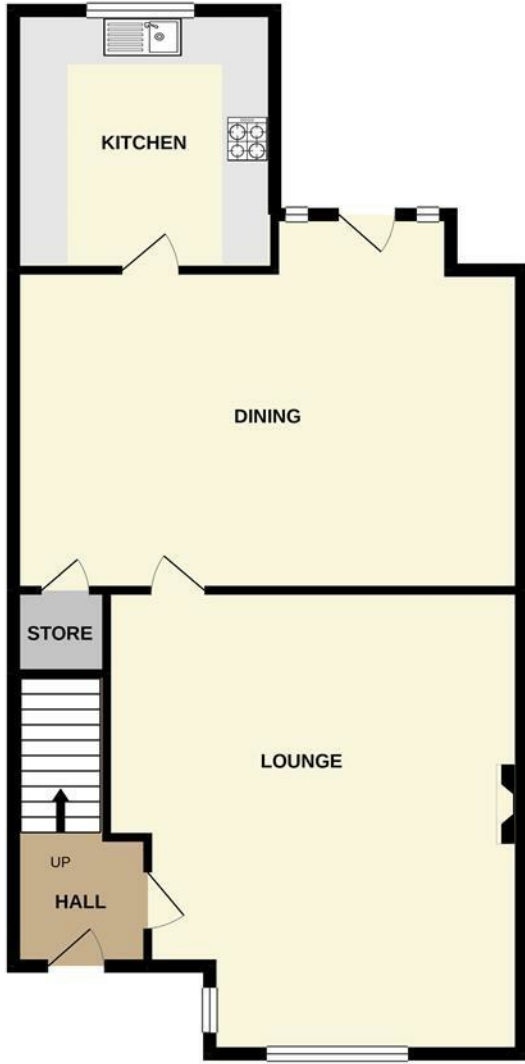
Shower Room

With window to the rear, shower cubicle, wash basin, low level W.C, tiled walls and central heating radiator.

Outside

The property occupies a generous corner plot with large lawned gardens to the front, driveway parking to the side and low maintenance rear garden with shed.





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.
Made with Metropix ©2020

