



Walkden Avenue, Swinley, Wigan, WN1 2JH

O.I.R.O £160,000

Sapphire Homes are delighted to be in a position to offer For Sale this three bedroomed semi detached house situated in the highly desirable area of Swinley, offering close proximity to Wigan town centre and local amenities. The deceptively spacious living accommodation comprises briefly of: entrance / hallway, lounge with separate dining room and modern fitted kitchen. To the first floor there are three generous sized bedrooms and family bathroom/wc with modern 3 piece suite in white. Additionally this home is warmed by gas central heating and also benefits from double glazing, driveway providing off road parking and wonderfully landscaped garden to the rear with a patio area, small pond and lots of plants, shrubs and some mature trees to the rear. Early and internal inspection is highly recommended to fully appreciate the wonderful family home on offer. No Upward Chain.



Sapphire Homes (North) Ltd 80 Market Street, Wigan, WN1 1HX
T 01942 494944 F 01942 493301 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk

Specialists in sales, Lettings & Property Investments

Walkden Avenue, Swinley, Wigan, WN1 2JH

GROUND FLOOR

Entrance / Hallway

Accessed via Wooden front door with access doors to the dining room / lounge, kitchen and stairs to the first floor accommodation. Solid wood flooring. Newly installed cast iron radiator. Wallpapered walls. Textured ceiling. Brass effect light fitment on both ceiling and wall.

Lounge

Solid wood flooring with wooden french doors leading to the rear elevation / garden. Modern luxury gas fire with tiled hearth and wooden surround. Brass effect light fittings on the wall lights and central light. Wooden french doors leading to the dining room. Wallpapered walls. Textured ceiling with central ceiling rose.

Dining Room

UPVC Bay window to the front elevation. Solid wooden flooring. Original brass grand chandelier. Wall mounted cast iron radiator in white. Wallpapered walls. Textured ceiling with central ceiling rose. Feature fireplace with tiled hearth and stone surround.

Kitchen

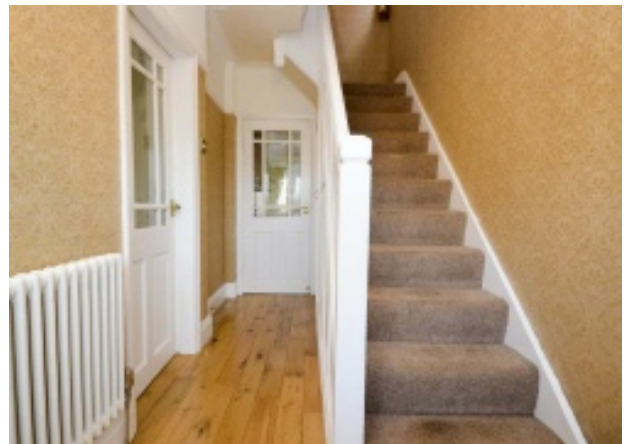
With a range of custom built wall and base units in cream, with beech trims and beech effect work top. Single sink with drainer in white and brass mixer tap. Double oven, with gas hob and over head extractor. Cream and mocha mosaic wall tiles. Solid wood flooring. Antique brass effect Light fitment. Solid wood door with access to the rear garden. UPVC window to the rear elevation.



FIRST FLOOR

Landing

Carpeted from the stairs leading to the landing area. Stained glass window to the side elevation. Access doors to the three bedrooms and bathrooms. Loft hatch. Brass effect cable drop light with shade. Wallpapered walls. Plastered ceiling.



Master Bedroom

To the front elevation with UPVC Double Glazed window, Solid wood door, carpeted flooring, Wallpapered walls with picture rail and plastered ceiling. White wall mounted gas central heating radiator. Halogen spot lights.

Bedroom 2

To the rear elevation with UPVC Double Glazed window, Solid wood door, carpeted flooring, Wallpapered walls with plastered ceiling. White wall mounted gas central heating radiator. Cable drop light. Custom built robes with dresser and drawers in white wood with pine dresser top. Antique brass effect wall light built within the robes.



Bedroom 3

To the front elevation with UPVC Double Glazed window, Solid wood door, carpeted flooring, Wallpapered walls with plastered ceiling. White wall mounted gas central heating radiator. Halogen spot lights.

Bathroom

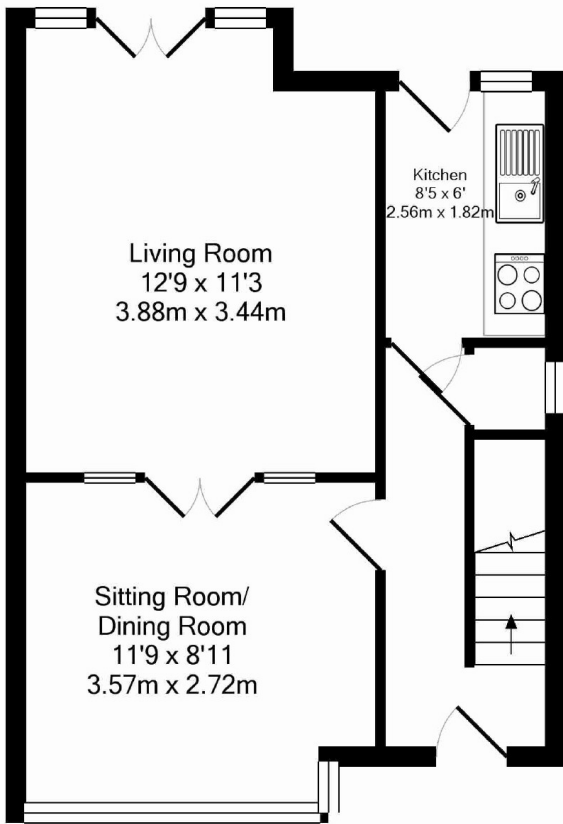
To the rear elevation with UPVC Double glazed window. Modern and luxurious 3 piece corner bath suite. The bath has a jacuzzi function with mixer shower and curved glass shower screen. Cast iron and brass effect radiator with towel rail. Built in sink unit with storage and white basin with brass taps. Low flush wc with wooden seat. Tiled walls and textured ceiling.



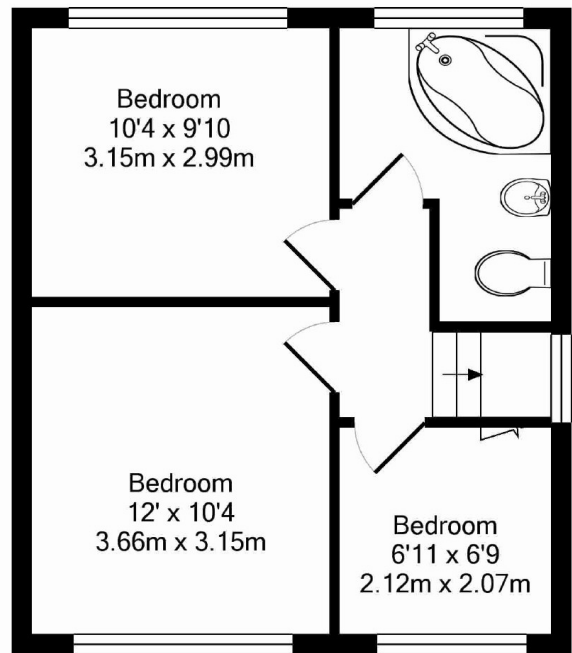
EXTERNAL

To the front elevation is a block paved driveway and iron gates. Garden hedges to both sides. Small garden / rockery / planting area to the corner with a range of plants, flowers and small shrubs. To the rear garden is a block stone patio area with two stone built dwarf walls. Fence panels to the sides with hedges covering one side. A walkway through the garden with small bridge over water feature and pond. Shed providing extra storage to the rear of the garden.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Ground Floor
Approx. Floor
Area 411 Sq.Ft.
(38.2 Sq.M.)



1st Floor
Approx. Floor
Area 348 Sq.Ft.
(32.4 Sq.M.)

Walkden Avenue, Wigan, Lancashire, WN1
Total Approx. Floor Area 760 Sq.Ft. (70.6 Sq.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk (Tel: 0845 475 4165)
Made with Metropix ©2012

