



13 Goldenways

Swinley, Wigan, WN1 2EA

Offers In The Region Of £180,000



Sapphire Homes are delighted to offer For Sale this well maintained two bedroom semi detached property located in the in the heart of Swinley and is close to highly acclaimed schools, local amenities, transport links as well as Mesnes Park, Haigh Hall and Wigan town centre all within walking distance. In brief the accommodation comprises a welcoming entrance / hallway, lounge, separate dining room / reception 2 and there is a modern fitted kitchen with access to the rear garden. To the first floor the landing area gives access to two generous bedrooms and there is a bathroom with a modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also boasts a modern tasteful décor and UPVC double glazing throughout. Externally there is a low maintenance front garden with off road parking and to the rear the garden has a patio area, generous lawn area and perimeter fencing. The garden also enjoys a sunny outlook and is perfect for entertaining friends / family. The property would be perfectly suited to couple or family and early internal viewings are highly recommended to truly appreciate this wonderful family home. No Upward Chain.



Rear Garden

[illegible]

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2018/1534		
England & Wales		

Current: 64, Potential: 85

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2018/1534		
England & Wales		

Current: 64, Potential: 80



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to this property.

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