



24 Walkden Avenue

Swinley, Wigan, WN1 2JH

Offers In The Region Of £239,995



Sapphire Homes are delighted to be in a position to offer For Sale this wonderfully presented 3 bedroom semi detached property which is situated in the ever popular location of Swinley and is close to outstanding local schools, local amenities, transport links as well as being within walking distance of Mesnes Park, Haigh Hall and the Town Centre. The accommodation has been extended to the rear elevation and briefly comprises of a welcoming hallway, spacious reception room and to the rear elevation is a further living area with dual fuel fire and a modern fitted kitchen with work surfaces to compliment, integrated appliances and door leading out to the rear garden. To the first floor, the landing provides access to three well appointed bedrooms and there is a family bathroom with 3 piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also boasts modern fixtures and fittings, double glazing as well as a tasteful décor and finish all of which is done to an excellent standard. To the front elevation there is a driveway providing off road parking and there is access to the side elevation. To the rear the garden enjoy a sunny aspect which is perfect for those long summer days in the garden and consists of a large patio area, lawn, well stocked borders and perimeter fencing. This property is perfectly suited to a couple or family & early internal viewings are highly recommended to appreciate this wonderful property.





GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

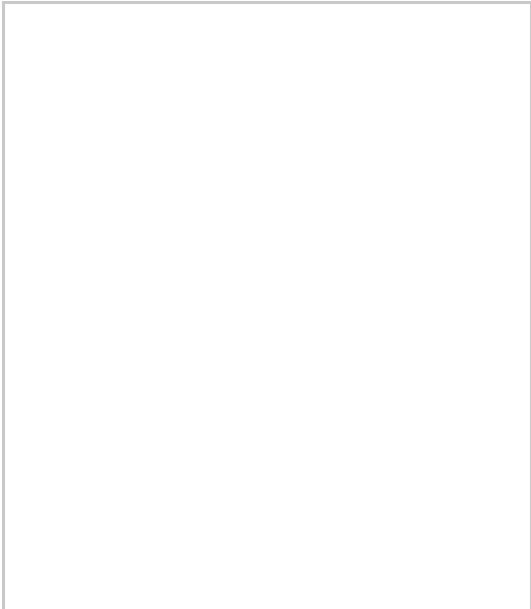
EXTERNAL

Rear Garden

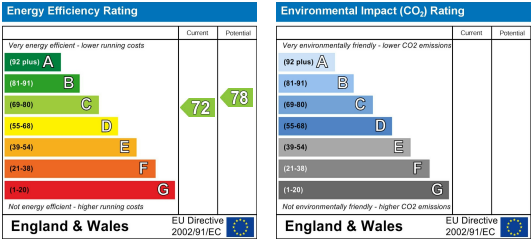
Area Map



Floor Plans



Energy Efficiency Graph



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 them as a representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

