



22 Lessingham Avenue

Swinley, Wigan, WN1 2HX

Price £245,000



Sapphire Homes are delighted to offer For Sale this impressive 3 bedroom semi detached family home situated in the heart of Swinley that is just a short walk to the area's local amenities including bars, shops and cafés, excellent local schools and also transport links with Wigan Town Centre and Mesnes Park a ten minute walk. The accommodation in brief comprises entrance / hallway, two reception rooms with the rear reception open plan into a modern fitted kitchen and is open plan into the conservatory which provides access to the rear garden. To the first floor the landing provides access to three well appointed bedrooms and a family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing a tasteful decor throughout. Externally the property has off road parking to the front elevation with brick perimeter wall and well stocked border. To the rear garden there is a tiered garden which is landscaped and well maintained and comprises a elevated decking area with artificial lawn surfacing to the lower elevation accessed via steps with rear gated access. The rear also enjoys a southern aspect & therefore benefits from lots of day time sunshine making it perfect for entertaining friends and family. Early viewings are highly recommended to appreciate this wonderful home.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

Conservatory

FIRST FLOOR

Landing

Bedroom 1

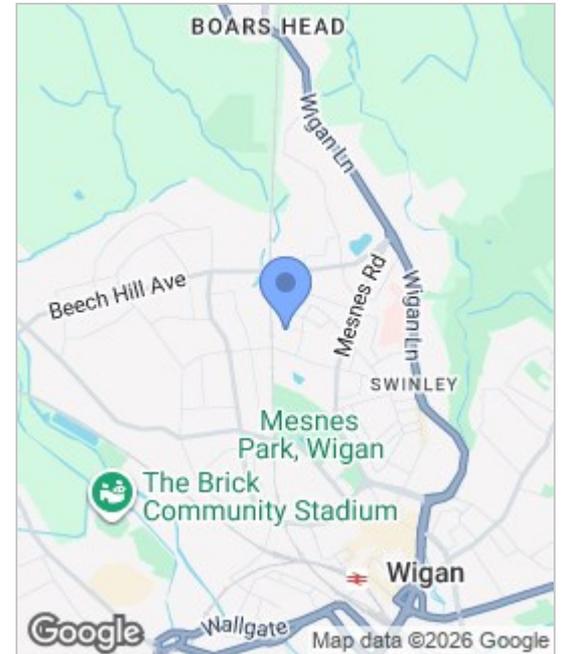
Bedroom 2

Bedroom 3

Bathroom

Rear Garden

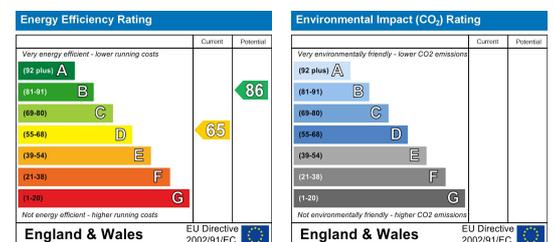
Area Map



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 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 the property.



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