



34 Lessingham Avenue

Swinley, Wigan, WN1 2HX

Offers Over £255,000



With no onward chain Sapphire Homes are delighted to be in a position to offer For Sale this immaculately presented 2 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 expertly extended to the rear elevation and briefly comprises of a welcoming hallway, W.C. / utility room, spacious reception room and to the rear elevation is a large open plan family / living / dining with luxury fitted kitchen with work surfaces to compliment and bi-fold doors leading out to the rear garden. There are also velux lights flooding natural light into the room which is a wonderful space for entertaining friends & family which also connects to the external decking area. To the first floor, the landing provides access to two well appointed bedrooms and there is a luxury 3 piece family bathroom with shower over bath. The property is warmed by Gas Central Heating and also boasts modern fixtures and fittings, double glazing as well as an impressive 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 enjoys a sunny aspect which is perfect for those long summer days in the garden and consists of a large decking area, established lawn, well stocked borders and a shed offering useful storage. 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
- W.C. / Utility Room
- Lounge
- Living / Family / Dining

FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bathroom

EXTERNAL

- Rear Garden

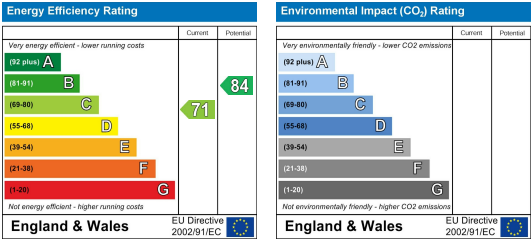
Area Map



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 the 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.

