

5 Coniston Avenue

, Wigan, WN1 2EY

Offers Over £260,000

3 1 2

Sapphire Homes are delighted to offer For Sale this well maintained 3 bedroom semi detached family home in popular residential location that is perfectly located for outstanding local schools, amenities and transport links. The accommodation briefly comprises of entrance / hallway, spacious lounge with modern fire and surround and to the rear elevation there is a dining room / reception 2 with French doors to the rear garden and there is an separate fitted kitchen. To the first floor there are 3 well appointed bedrooms and a family bathroom with two piece suite in white with shower over bath and there is a separate W.C.. The house is warmed by Gas Central Heating and benefits from UPVC double glazing and a modern tasteful decor. Externally there is a low maintenance garden to the front elevation which also provides off road parking and leads to a garage to the rear and to the rear the garden enjoys a private aspect which is perfect for entertaining friends and family and is low maintenance with patio areas, lawn, well stocked borders and perimeter fencing. The property would suit a couple or family and early internal viewing is highly recommended to appreciate in full. Offered to market with the benefit of No Upward Chain.







GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

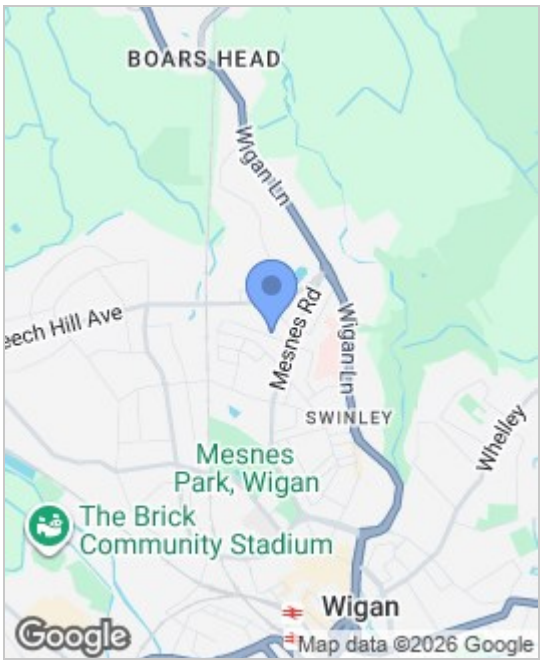
Bathroom

W.C.

EXTERNAL

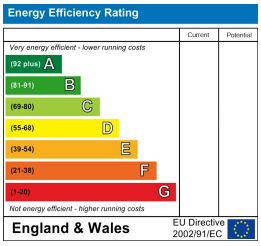
Detached Garage

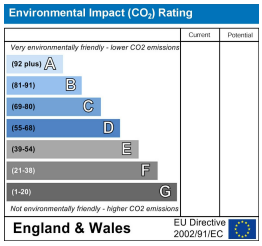
Area Map



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 statements of 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 respect of the property.

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