



73 Walkden Avenue

Swinley, Wigan, WN1 2JB

Asking Price £279,950



Sapphire Homes are delighted to be in a position to offer For Sale this immaculately 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 is of a beautiful internal presentation and briefly comprises of a welcoming hallway, living room and to the rear elevation is a spacious open plan dining area with luxury fitted kitchen with work surfaces to compliment and French doors leading out to the rear garden. To the first floor, the landing provides access to three 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 for two vehicles 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 patio / terraced area which leads to an elevation established lawn, well stocked borders and a brick built 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. Offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

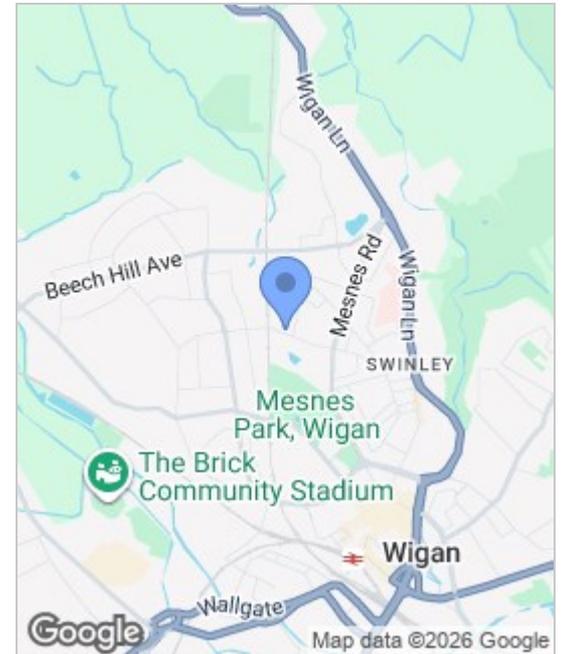
Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

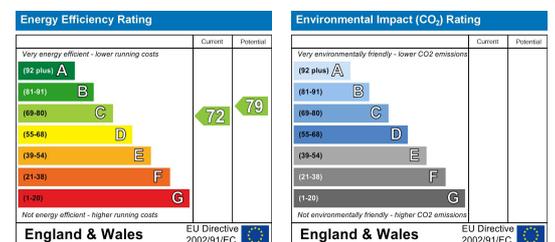
## Area Map



## 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 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.

