



88 Swinley Road

Swinley, Wigan, WN1 2DL

Offers Over £290,000



Sapphire Homes are delighted to offer For Sale this deceptively spacious 4 bedroom semi detached property located within a short distance walk to Wigan Town Centre whilst also within close proximity to local amenities, excellent local schools, churches and transport links including the train and bus stations for those requiring commuter links. The accommodation briefly comprises of a large welcoming entrance / hallway, bay fronted lounge with feature fire, a further reception room and to the rear elevation there is a dining area or third reception rooms which leads to a good sized kitchen which leads into sunroom and downstairs W.C. To the first floor a split level landing provides access to four generous sized bedrooms and family bathroom with modern 4 piece suite in white with corner bath and separate shower. One of the bedrooms also boasts a W.C. which could easily be converted to an ensuite. The property is warmed by Gas Central and whilst retaining original features and a neutral décor some modernisation is required throughout but the property offers huge potential. Externally there is low maintenance gardens to the front and to the rear elevation is an established garden with lawn, perimeter fencing, well stocked borders and there is a detached garage to the rear which is accessible as potential parking. Early internal viewing is a must to appreciate in full. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Reception 3

Kitchen

Summer Room

W.C.

CELLAR

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

EXTERNAL

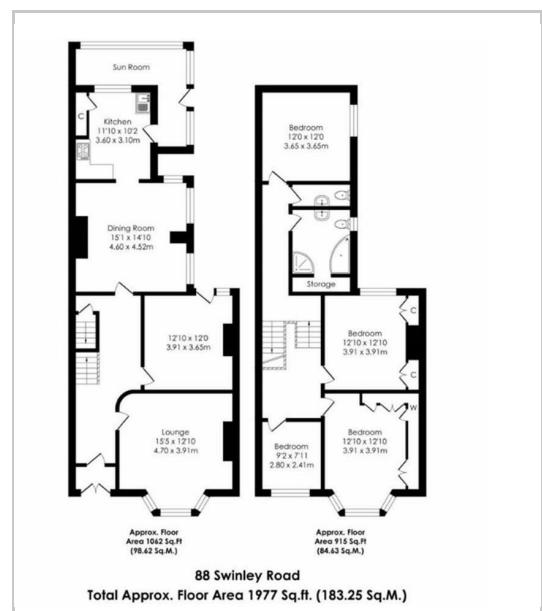
Rear Garden

Detached Garage

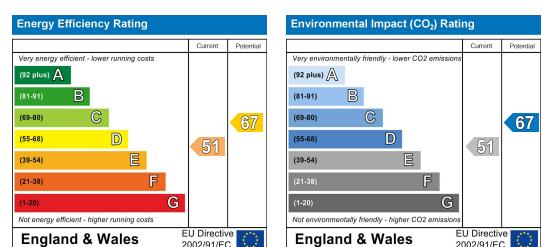
Area Map



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 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 respect of this property.

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