



## 3 Heeley Street

Swinley, Wigan, WN1 2HN

**Offers Over £150,000**



Sapphire Homes are delighted to offer For Sale this well presented 3 bedroom semi detached property that is positioned in a well sought after location that is close to local amenities, schools, transport links and is a short walk to Wigan Infirmary, Wigan town centre, Mesnes Park and Haigh Hall Plantations making it perfect for a family. The accommodation briefly comprises of entrance / hallway leading to lounge / diner, separate fitted modern kitchen with door leading to the rear garden and a family bathroom with modern three piece suite in white with shower over bath. To the first floor the landing provides access to 3 bedrooms. The property is warmed by Gas Central Heating and also benefits from Double Glazing throughout, a modern tasteful decor and modern flooring. Externally, the property has a small garden to the front and the rear enjoys a private outlook with lawn, hedges and perimeter fencing. Early viewing a must to appreciate in full. Would suit first time buyer or investor. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Bathroom

Lounge

Kitchen

FIRST FLOOR

Master Bedroom

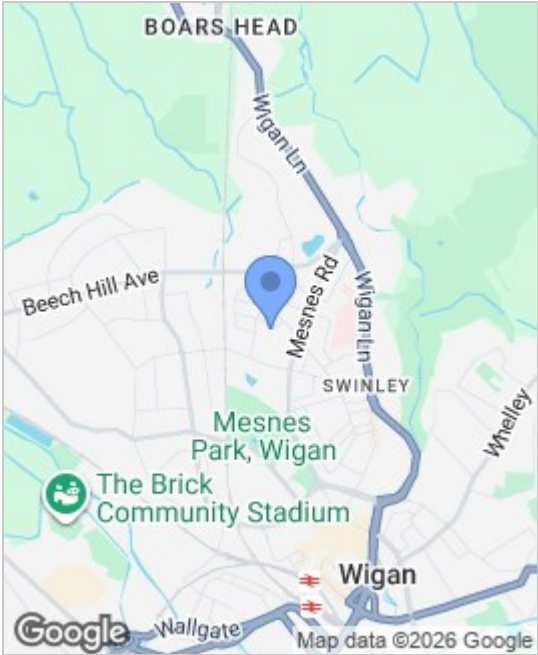
Bedroom 2

Bedroom 3

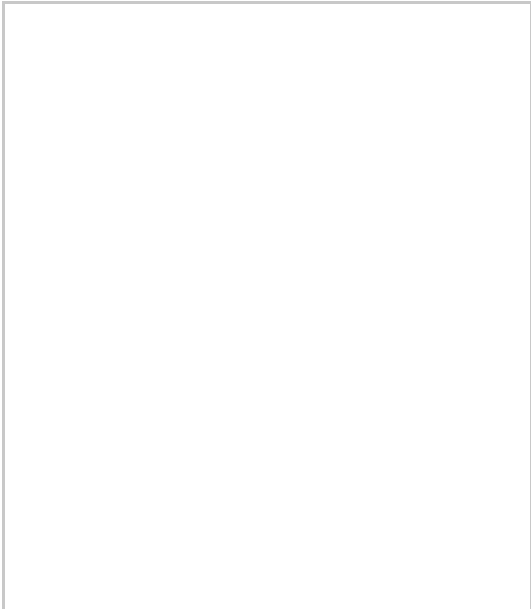
EXTERNAL

Rear Garden

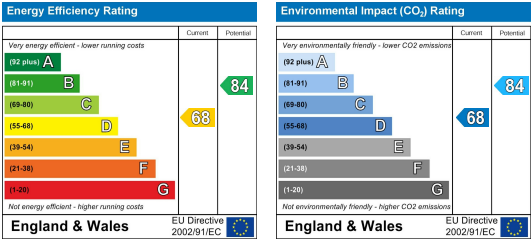
Area Map



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 them as a 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.

