



61 Walkden Avenue

, Wigan, WN1 2JJ

Price £229,995



Sapphire Homes are delighted to offer For Sale this deceptively spacious 3 bedroom extended semi detached family home located in the ever-popular area of Swinley and has been finished to a superb standard boasting spacious accommodation set over two floors with extensions to the side and rear elevation. The property offers easy access to Wigan town centre and all its amenities, including bus and train stations, local schools, Wigan hospital, Haigh Country Park, and Mesnes Park. In brief, the accommodation comprises an entrance hallway with stairs leading to the first floor accommodation, a large front to rear lounge room with an open-plan dining area and there is also access to the a second separate reception room which provides a versatile space, ideal for use as a games room, home office or potential bedroom space. To the rear sits the modern fitted kitchen, which offers a range of wall, base, and drawer units along with a cooker and door providing access to the rear garden. To the first floor the landing provides access to three well appointed bedrooms with one boasting fitted robes and there is a family bathroom with three piece suite in white with shower over the bath. The property also benefits from a recently installed boiler (Feb 2026), double glazing throughout as well as a tasteful decor. Externally, the property occupies an elevated corner plot with mature, well-maintained gardens to the front and side and to the rear, there is a private and enclosed garden, complete with a garage and off-road parking. Early internal viewings are highly recommended to appreciate in full and the property is offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Office / Playroom / Bedroom 4

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

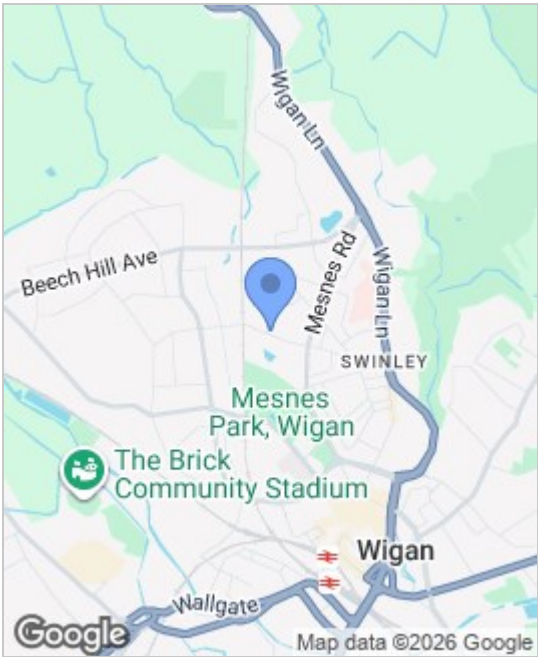
Bathroom

EXTERNAL

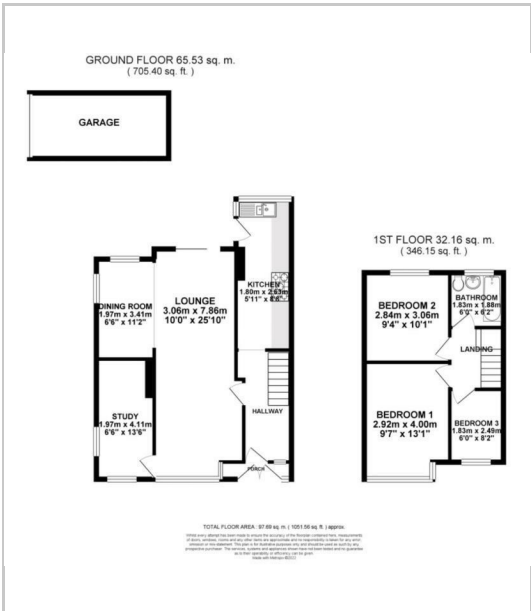
Rear Garden

Garage

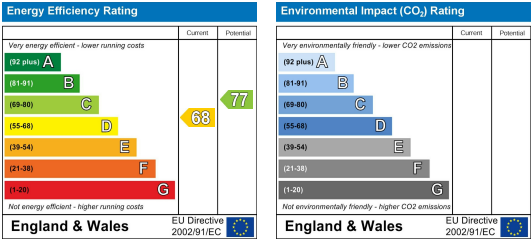
Area Map



Floor Plans



Energy Efficiency Graph



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