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MORGAN H LEWIS



## 33 Danesway, Swinley, Wigan, Lancashire, WN1 2HB

**£200,000**

An attractive 1930's semi-detached house situated in the heart of Swinley and available with no onward chain. The location allows easy access to local shops and bars, good local schooling, Mesnes Park and the Town Centre.

The property offers bright spacious accommodation and occupies a generous plot with large rear gardens. There is central heating and double glazing and the accommodation briefly comprises, to the ground floor, Reception hall, cloakroom, separate lounge and dining room and fitted kitchen. To the first floor there are three bedrooms and an enlarged family bathroom with bath and shower cubicle. In addition to the large rear gardens there is a front garden and driveway parking.

The property offers fantastic potential and viewings are essential to appreciate this.

## GROUND FLOOR

### Reception Hall

With double glazed entrance door and side window, radiator and stairs to first floor.

### Cloakroom

With double glazed window, half tiled walls and tiled floor, low level W.C. Plumbing for washbasin.

### Lounge at rear

**10'11" x 13'4" (3.343 x 4.077)**

With double glazed bay window, attractive fireplace and radiator.

### Dining Room at front

**11'3" x 12'11" (3.431 x 3.959)**

With double glazed bay window, fireplace and radiator.

### Kitchen

**5'6" x 10'0" (1.683 x 3.070)**

With double glazed window and external door. Fitted with wall and base units, contrasting worktops, single drainer sink unit and integrated electric oven and hob with extractor hood. Tiled walls, vinyl flooring and radiator.

## FIRST FLOOR

### Landing

With double glazed window to side, loft access.

Three bedrooms as follows:

### One at front

**12'10" x 9'11" (3.926 x 3.045)**

With double glazed bay window to front and radiator.

### Two at rear

**13'5" x 9'10" (4.096 x 3.018)**

With double glazed bay window and radiator.

### Three at front

**6'10" x 7'4" (2.100 x 2.251)**

With double glazed window and radiator.

### Enlarged Bathroom

With double glazed windows to side and rear, fitted with panelled bath, corner shower cubicle, washbasin and low level W.C. Half tiled walls and tiled floor, radiator.

## OUTSIDE

Lawned gardens and block paved driveway to front. Large gardens to rear laid to lawn with patio areas and shed.



## GROUND FLOOR

## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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