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## 24 Copperfield, Swinley, Wigan, WN1 2DZ

**£225,000**

An extended, character semi-detached house situated within a desirable residential area close to Mesnes Road in the heart of Swinley.

The property provides fantastic living space with a separate front lounge and extended dining room/family room and an extended dining kitchen. To the first floor there are three bedrooms and a modern family bathroom whilst to the outside there is driveway parking and mature lawned gardens, the rear enjoying a sunny aspect.

Viewings are essential to appreciate the quality of the accommodation and the fantastic location.

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### GROUND FLOOR

#### Reception Hall

With double glazed entrance door, laminate flooring and radiator. Stairs to first floor with storage beneath.

#### Lounge at front

**10'11" x 13'0" (3.333 x 3.963)**

With double glazed bay window, fireplace with living flame gas fire, laminate flooring and radiator.

#### Extended Dining Room/ Family Room at rear

**17'6" x 10'11" narrowing to 8'0" (5.337 x 3.347 narrowing to 2.450)**

With double glazed skylight and double glazed french doors leading to rear gardens. Fireplace with living flame gas fire, laminate flooring and radiator.

#### Extended Dining Kitchen

**13'5" x 10'4" (4.109 x 3.164)**

With double glazed windows to front and rear, double glazed skylight and double glazed external door. Fitted with wall and base units with contrasting worktops, single drainer sink unit, eye level double oven, hob and extractor hood and dishwasher. Tiled flooring and column radiator.

### FIRST FLOOR

#### Landing

With double glazed window to side, drop down ladder providing access to the loft space.

Three Bedrooms as follows:

#### One at front

**11'3" x 10'4" (3.445 x 3.173)**

With double glazed window, fitted wardrobes and dressing table, radiator.

#### Two at rear

**9'1" x 11'2" (2.783 x 3.412)**

With double glazed window, laminate flooring, fitted wardrobes in alcoves and radiator.

#### Three at front

**7'11" x 6'5" (2.435 x 1.981)**

With double glazed window and radiator.

#### Bathroom

With double glazed window to rear, fitted with panelled bath with shower over, vanity washbasin and low level W.C. Tiled walls and heated towel rail.

### OUTSIDE

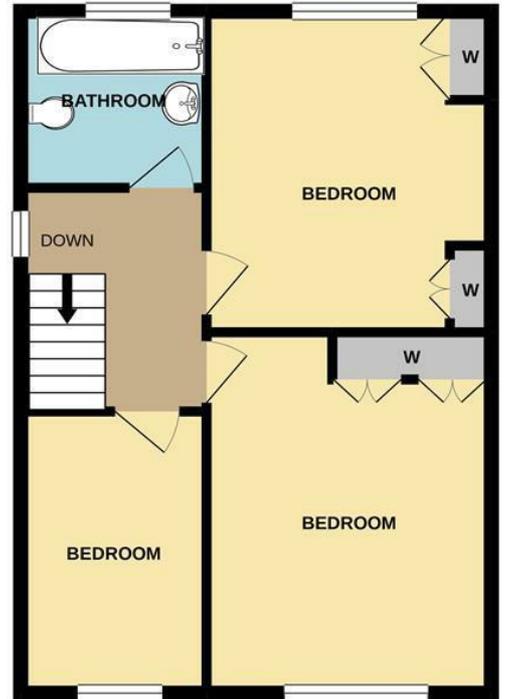
The property occupies a generous plot, there is an imprinted concrete driveway to the front and matching paths and patio to the side and rear. There are mature, well stocked gardens to the front and rear, the rear enjoying a sunny aspect. There is a greenhouse and shed.



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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