



23 Lessingham Avenue

Swinley, Wigan, WN1 2HU

Offers Over £230,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented 3 bedroom bay fronted extended semi detached home in popular residential location that offers close proximity to outstanding local schools, amenities including Mesnes Park and Haigh Hall being within walking distance as well as being close to the town centre and transport links. The accommodation briefly comprises of entrance / hallway, lounge with feature fire and surround to the rear elevation and to the front is a through dining room / reception 2 and the hallway also provides access to a stunning kitchen with integrated Neff appliances and door leading out to the rear garden. To the first floor there are 3 good sized bedrooms and a modern bathroom with three piece suite in white and shower over bath. The landing also provides ladder access to the loft room which offers excellent storage. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazing throughout. Externally there are low maintenance gardens to the front and rear with the rear being recently landscaped with a large patio area, artificial lawn and new perimeter fencing. To the front elevation there is a driveway with off road parking and gated access to the side elevation. The property is perfectly suited for couple / family and early internal viewings are highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

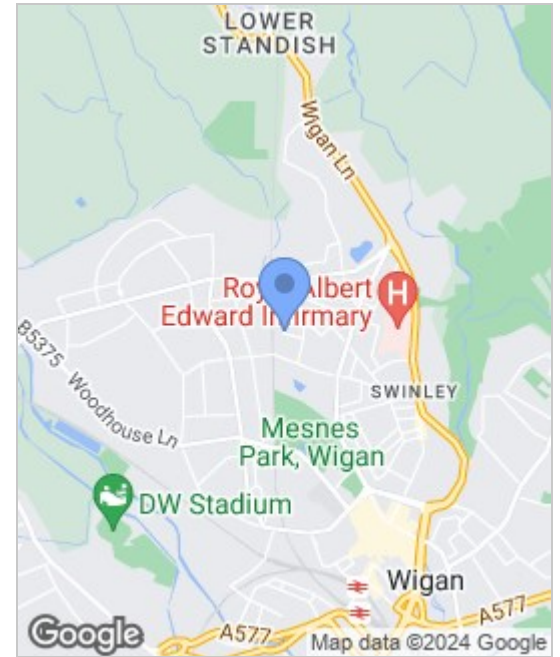
Bedroom 3

Bathroom

EXTERNAL

Rear Garden

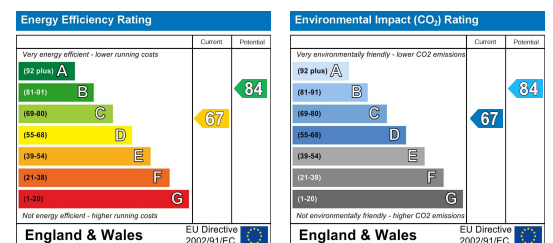
Area Map



Floor Plans



Energy Efficiency Graph



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