



56 Avondale Road

Swinley, Wigan, WN1 2BE

Offers In The Region Of £425,000



Sapphire Homes are delighted to bring to market this wonderfully presented and deceptively spacious 4 bedroom semi detached period property that is located in a much sought after residential location, offering close proximity to outstanding local schools, transport links alongside local amenities including Haigh plantations and Mesnes Park. Wigan Hospital and the town centre are also a short walk away. In brief the accommodation comprises of a vestibule which leads to a large welcoming entrance / hallway, downstairs cloakroom with access to cellar and there is a large bay fronted lounge with open fire and surround. To the rear elevation there is a spacious open plan living / dining area with dual fuel fire and surround, doors leading to the rear garden and there is access to a fitted kitchen with range cooker, dining area and a separate utility space. To the first floor, the landing provides access to 4 spacious double sized bedrooms and there is also a family bathroom with modern 3 piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also boasts partial double glazing with some original sash windows retained and is blessed with an abundance of period features throughout which is blended with a modern tasteful décor to compliment. Externally to the front elevation there is on street permit parking and a low maintenance front garden with paved area, brick perimeter wall and gated access. To the side elevation there is access for vehicle or pedestrian to the detached garage which is to the rear elevation and the rear garden enjoys a sunny aspect which is perfect for entertaining friends / family with access to an outside W.C., large patio area, established lawn with well stocked borders and mature trees and there is a detached garage which the current owner utilises as a games room or useful storage. The property is perfectly suited to a family and early internal viewing is essential to appreciate this beautiful family home.



GROUND FLOOR

- Entrance / Hallway
- Lounge
- Dining Room / Reception
- Kitchen
- Utility Room

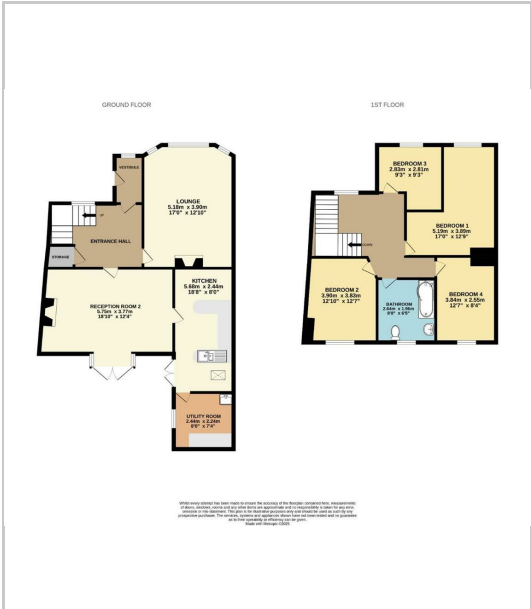
FIRST FLOOR

- Landing
  - Bedroom 1
  - Bedroom 2
  - Bedroom 3
  - Bedroom 4
  - Bathroom
- EXTERNAL
- Rear Garden
  - External W.C.
  - Detached Garage

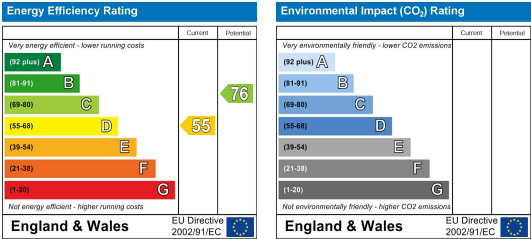
Area Map



Floor Plans



Energy Efficiency Graph



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