



21 Kenyon Road

Swinley, Wigan, WN1 2DU

Price £290,000



Sapphire Homes are delighted to bring to market this wonderfully presented 5 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 a short walk away. In brief the accommodation comprises of a vestibule which leads to a welcoming entrance / hallway, well appointed lounge and separate dining room / reception 2 with wood burner and French doors leading to the rear garden. To the rear elevation there is a small snug / living space which could be utilised as a dining area or office space also and there is a fitted kitchen with access to utility / storage space beyond. To the first floor, the large split level landing provides access to 4 spacious bedrooms and there is also a family bathroom with modern 3 piece suite in white with shower over bath. To the second floor there is a large master bedroom suite with space for a living area and there is a luxury ensuite with large walk in shower. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a modern tasteful décor throughout. The property is pavement fronted and to the rear there is a low maintenance patio garden with gated access to the side elevation. This property is is perfect for a family and early internal viewings are essential to appreciate in full.



GROUND FLOOR

- Entrance / Hallway
- Lounge
- Dining Room / Reception 2
- Snug / Dining Area
- Kitchen
- Utility / Store

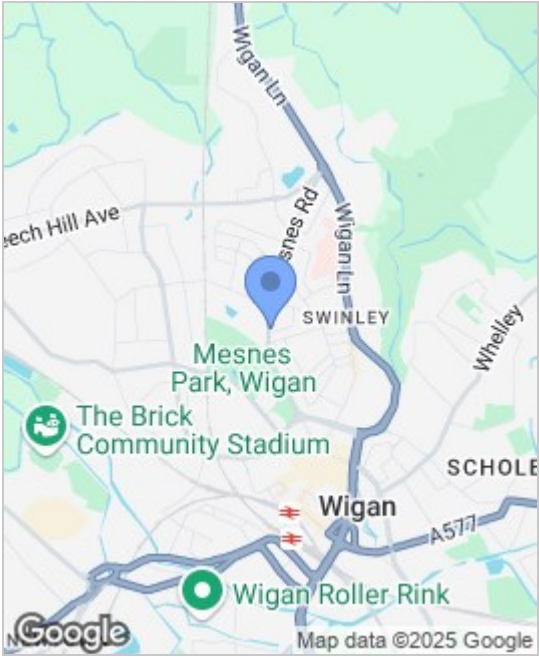
FIRST FLOOR

- Landing
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Family Bathroom

SECOND FLOOR

- Master Bedroom
- Ensuite
- EXTERNAL
- Rear Garden

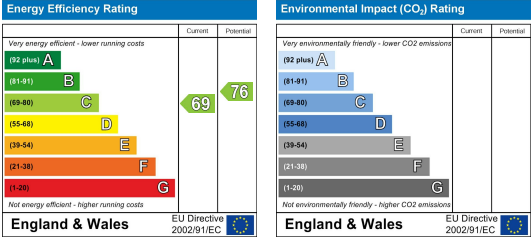
Area Map



Floor Plans



Energy Efficiency Graph



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