



## 78 Swinley Lane

Swinley, Wigan, WN1 2EF

**Offers In Excess Of £275,000**



Sapphire Homes are delighted to offer For Sale this well maintained 4 bedroom 3 storey mid terraced family home that offers excellent square footage throughout and is within a short distance of Wigan Town Centre, and also close to local amenities, excellent local schools, churches and transport links. The property is also a brief walk from Haigh Hall and Mesnes Park. In brief the accommodation comprises of a vestibule which leads to a welcoming entrance / hallway, generous bay fronted lounge and to the rear elevation is a open plan modern fitted kitchen with island centre piece, dining area and French doors leading to the rear garden. To the first floor the landing offers access to 2 large double bedrooms and family bathroom with 3 piece suite in white with shower over bath and to second floor there are 2 further double bedrooms and a three piece bathroom suite with walk in shower. The property is warmed by Gas Central and benefits from UPVC double glazing, a neutral décor and a mixture of wooden and carpeted flooring throughout. Externally there is low maintenance gardens to the front and rear elevations and the rear having a brick built shed / outhouse offering further storage. Early internal viewing is a must to appreciate in full and the property is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Open Plan Kitchen / Diner / Family

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Family Bathroom

## SECOND FLOOR

Bedroom 3

Bedroom 4

Bathroom 2

## EXTERNAL

Rear Garden

Brick Shed / Store Room

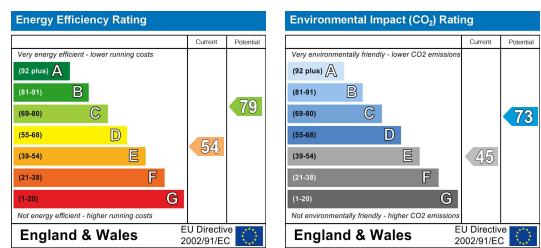
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as a statement of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of this property.



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