



## 7 Walkden Avenue

Swinley, Wigan, WN1 2JJ

**Price £185,000**



Sapphire Homes are delighted to be in a position to offer For Sale this immaculately presented 2 bedroom mid terraced property which is situated in the ever popular location of Swinley and is close to outstanding local schools, local amenities, transport links as well as being within walking distance of Mesnes Park, Haigh Hall and the Town Centre. The accommodation is of a beautiful internal presentation and briefly comprises of a welcoming hallway, living room and to the rear elevation is a spacious open plan dining area with luxury fitted kitchen with work surfaces to compliment and French doors leading out to the rear garden. To the first floor, the landing provides access to two well appointed bedrooms and there is a luxury 3 piece family bathroom with shower over bath. The property is warmed by Gas Central Heating and also boasts modern fixtures and fittings, double glazing as well as an impressive décor and finish all of which is done to an excellent standard. To the front elevation there is a driveway providing off road parking for two smaller sized vehicles and to the rear the garden enjoys a private aspect which has newly installed porcelain tiled effect flooring and new rendering to the external and there is rear gated access. This property is perfectly suited to a professional, couple or small family & early internal viewings are highly recommended to appreciate this wonderful property in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

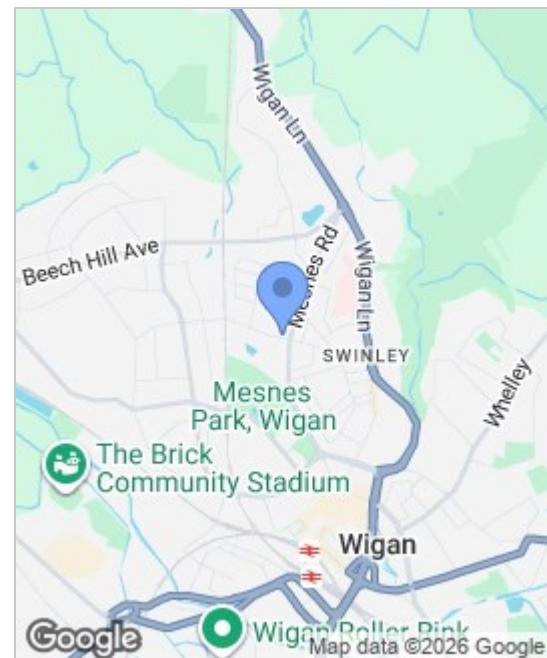
Bedroom 2

Bathroom

## EXTERNAL

Rear Garden

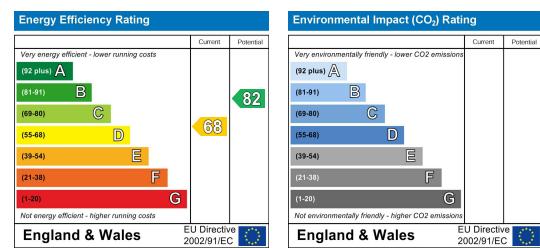
## Area Map



## 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 unless they have satisfied themselves 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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