



## 13 Danesway

Swinley, Wigan, WN1 2EX

£414,950



Sapphire Homes are delighted to offer For Sale this deceptively spacious 4/5 bedroom detached family home that sits on a generous plot in this much sought after residential location that is perfectly located for outstanding local schools, amenities and transport links. The property is also within walking distance of Mesnes Park, Haigh Hall, Wigan Town Centre as well as the hospital. In brief the accommodation comprises of a large and welcoming entrance / hallway, dining room / reception 2, lounge with French doors leading to the rear garden and there is a fitted kitchen diner with rear access. To complete the ground floor accommodation there is an additional reception room which could be utilised as a 5th bedroom and there is a home office / study. To the first floor there is a split level landing with access to four spacious bedrooms and a family bathroom with modern suite and shower over bath and separate W.C. The house is warmed by Gas Central Heating and also benefits from double glazing and a tasteful décor throughout. Externally to the front elevation there is ample off road parking with access to the side elevation and there is a well maintained side garden with established lawn, well stocked borders and brick perimeter wall. To the rear elevation the property enjoys a private and sunny aspect which is perfect for entertaining friends and family and has a patio area, large lawn, well stocked borders with perimeter fencing and there is a detached outhouse which offers excellent storage. The property would suit family and early internal viewing is highly recommended to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room

Kitchen / Diner

Reception 3 / Bedroom 5

Home Office / Playroom

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

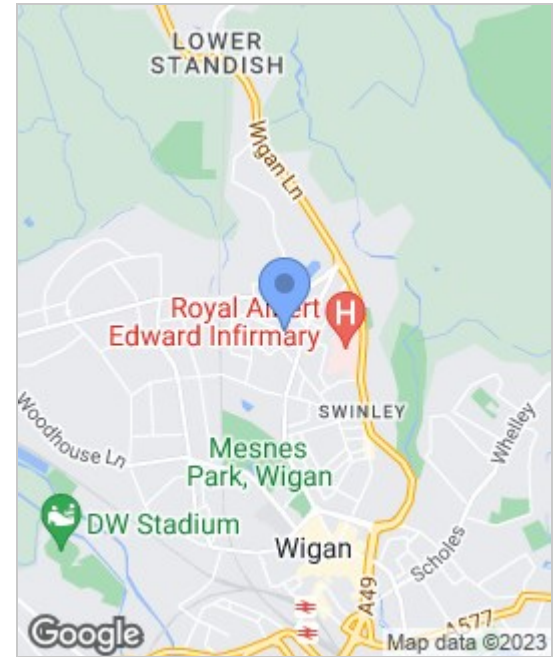
W.C.

## EXTERNAL

Rear Garden

Detached Garage

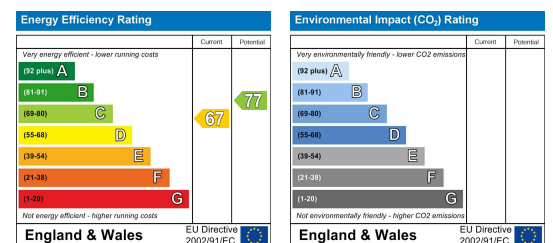
## Area Map



## Floor Plans



## Energy Efficiency Graph



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