



9 Parsons Walk, Wigan

Offers in Region of **£250,000**



9 Parsons Walk

Wigan, Wigan

Charming 4-bed semi in Swinley close to schools and town centre. Traditional features, two reception rooms. Garage, peaceful outdoor space, ideal for families. Highly convenient location.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached single garage plus residents parking bay
- A well proportioned family home in the heart of Swinley with a host of traditional features
- Welcoming living room with beautiful bay window and feature fireplace
- Much sought after residential area within walking distance to the Town centre, over looking Mesnes Park and Wigan Cricket Club
- Well placed for excellent transport links via rail, bus and road
- Large second reception room with French doors to the rear garden
- Modern fitted kitchen diner with separate utility and WC
- Four spacious bedrooms comprising of two doubles and two generous singles
- Generous sized rear garden laid to lawn with paved patio area and open aspects to the rear

Hallway

Living Room

Sitting Room/Dining Room

Kitchen/Diner

Utility Room

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom





GARDEN

GARAGE

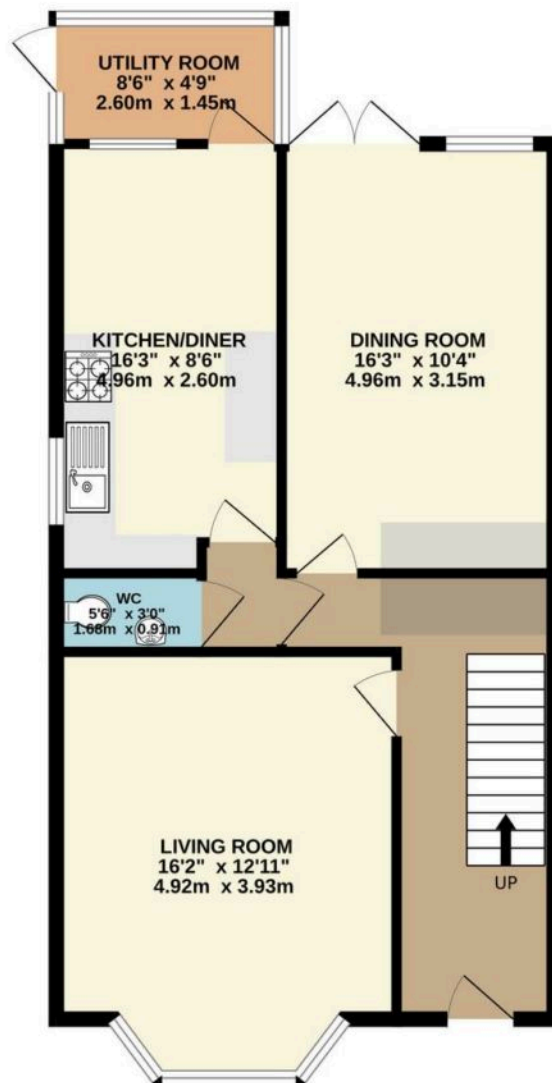
Single Garage

Detached single garage, situated away from the house in addition to resident's parking bay directly opposite the house

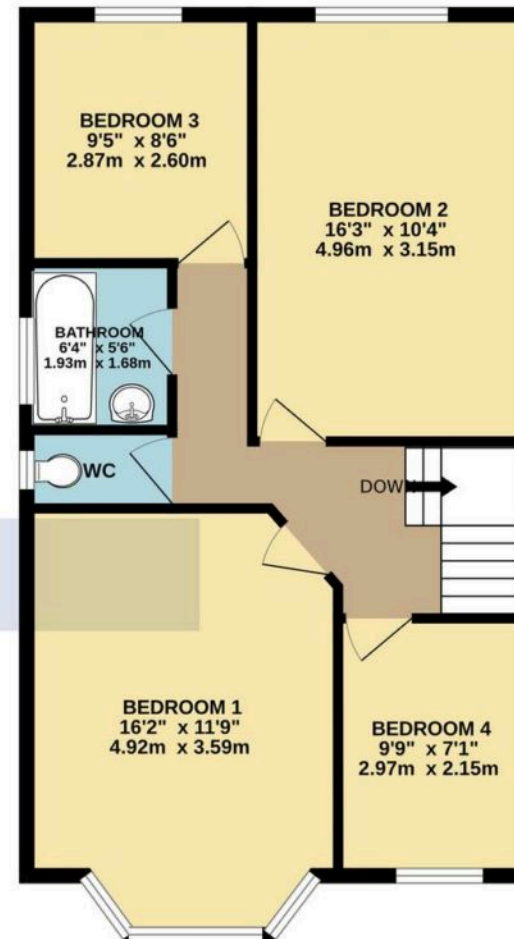




GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



Alan Batt

TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Alan

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— SALES & LETTINGS —