



78 Swinley Lane

Swinley, Wigan, WN1 2EF

Offers Over £267,500



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

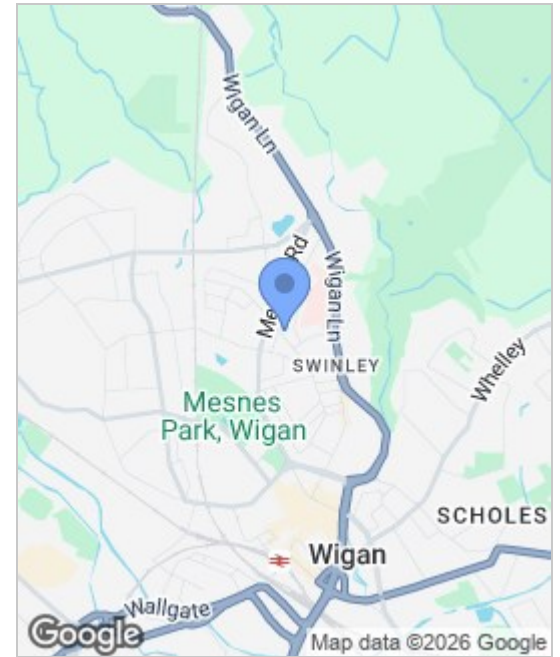
Bathroom 2

EXTERNAL

Rear Garden

Brick Shed / Store Room

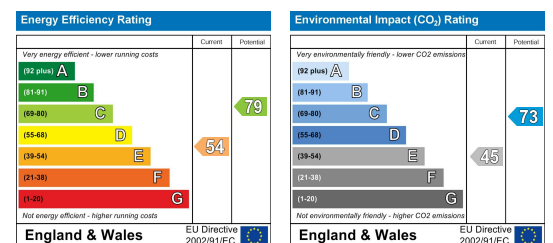
Area Map



Floor Plans



Energy Efficiency Graph



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