

4 Ashland Avenue

Swinley, Wigan, WN1 2DP

Price £220,000

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Sapphire Homes are delighted to bring to market this wonderfully presented 3 bedroom mid terracedperiod property that is located in a much sought after residential location, offering close proximity to outstanding local schools, transport links alongside local amenities including Haigh plantations and Mesnes Park. Wigan Hospital and the town centre are a short walk away. In brief the accommodation comprises of a welcoming entrance / hallway, well appointed lounge with through dining room / reception 2 and to the rear elevation there is a separate fitted kitchen. To complete the ground floor is a bathroom with three piece shower suite in white and there is also a stairwell leading ot a large cellar space with a number of rooms offering lots of potential. To the first floor the landing provides access to 3 well appointed bedrooms with the master boasting a luxury ensuite with shower over a sunken bath. There is also a staircase leading to the second floor where there is a further large room which would make an excellent home office, playroom or further living area. The property is warmed by Gas Central Heating and also benefits from double glazing and a tasteful décor throughout. The property has low maintenance gardens to the front and rear and there is on street permit parking available. This property is is perfect for a family and early internal viewings are essential to appreciate in full. Offered to market with No Upward Chain.







GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

Bathroom / Shower Suite

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

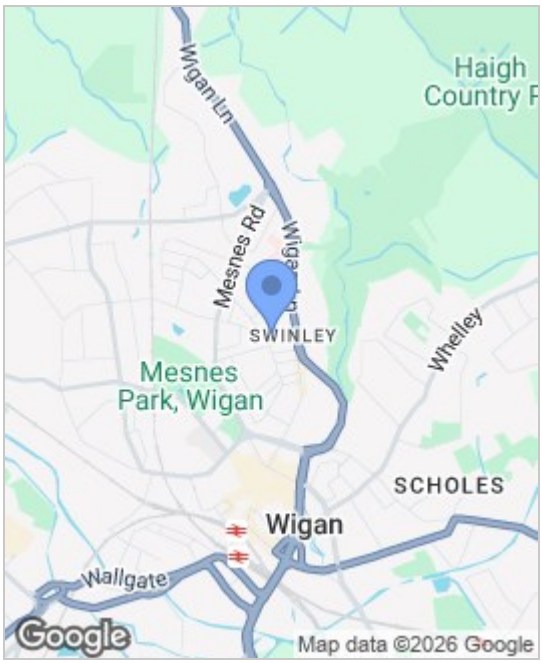
SECOND FLOOR

Living Area / Office / Playroom

EXTERNAL

Rear Garden

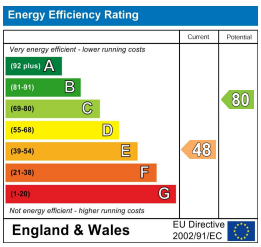
Area Map

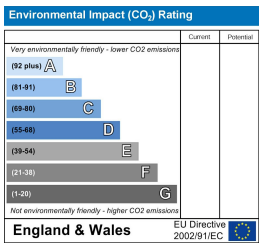


Floor Plans



Energy Efficiency Graph





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