



4 Ashland Avenue

Swinley, Wigan, WN1 2DP

Price £220,000



Sapphire Homes are delighted to bring to market this wonderfully presented 3 bedroom mid terraced period 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 to 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 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

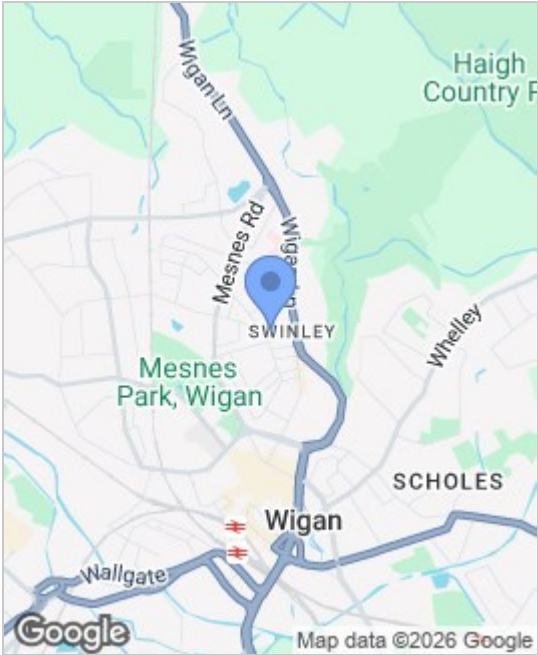
SECOND FLOOR

- Living Area / Office / Playroom

EXTERNAL

- Rear Garden

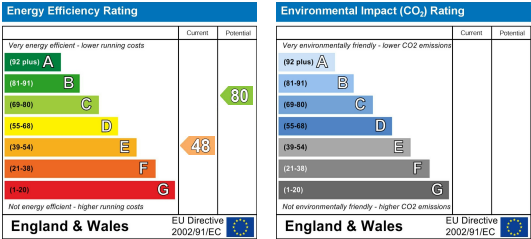
Area Map



Floor Plans



Energy Efficiency Graph



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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to this property.

