



Walkden Avenue, Swinley, Wigan, WN1 2JH

£700 PCM

AVAILABLE 1st OCTOBER Sapphire Homes are delighted to be in a position to offer TO LET this three bedroomed semi detached house situated in the highly desirable area of Swinley, offering close proximity to Wigan town centre and local amenities. The deceptively spacious living accommodation comprises briefly of: entrance / hallway, lounge with separate dining room and modern fitted kitchen. To the first floor there are three generous sized bedrooms and family bathroom/wc with modern 3 piece suite in white. Additionally this home is warmed by gas central heating and also benefits from double glazing, driveway providing off road parking and wonderfully landscaped garden to the rear with a patio area, small pond and lots of plants, shrubs and some mature trees to the rear. Early and internal inspection is highly recommended to fully appreciate the wonderful family home on offer. No Smokers. No DSS. No Pets.



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GROUND FLOOR

Entrance / Hallway

Accessed via Wooden front door with access doors to the dining room / lounge, kitchen and stairs to the first floor accommodation. Solid wood flooring. Newly installed cast iron radiator. Wallpapered walls. Textured ceiling. Brass effect light fitment on both ceiling and wall.

Lounge

Solid wood flooring with wooden french doors leading to the rear elevation / garden. Modern luxury gas fire with tiled hearth and wooden surround. Brass effect light fitments on the wall lights and central light. Wooden french doors leading to the dining room. Wallpapered walls. Textured ceiling with central ceiling rose.

Dining Room

UPVC Bay window to the front elevation. Solid wooden flooring. Original brass grand chandelier. Wall mounted cast iron radiator in white. Wallpapered walls. Textured ceiling with central ceiling rose. Feature fireplace with tiled hearth and stone surround.

Kitchen

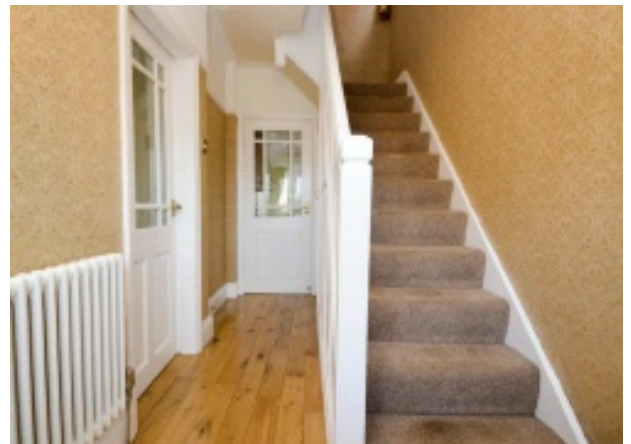
With a range of custom built wall and base units in cream, with beech trims and beech effect work top. Single sink with drainer in white and brass mixer tap. Double oven, with gas hob and over head extractor. Cream and mocha mosaic wall tiles. Solid wood flooring. Antique brass effect Light fitment. Solid wood door with access to the rear garden. UPVC window to the rear elevation.



FIRST FLOOR

Landing

Carpeted from the stairs leading to the landing area. Stained glass window to the side elevation. Access doors to the three bedrooms and bathrooms. Loft hatch. Brass effect cable drop light with shade. Wallpapered walls. Plastered ceiling.



Master Bedroom

To the front elevation with UPVC Double Glazed window, Solid wood door, carpeted flooring, Wallpapered walls with picture rail and plastered ceiling. White wall mounted gas central heating radiator. Halogen spot lights.

Bedroom 2

To the rear elevation with UPVC Double Glazed window, Solid wood door, carpeted flooring, Wallpapered walls with plastered ceiling. White wall mounted gas central heating radiator. Cable drop light. Custom built robes with dresser and drawers in white wood with pine dresser top. Antique brass effect wall light built within the robes.

Bedroom 3

To the front elevation with UPVC Double Glazed window, Solid wood door, carpeted flooring, Wallpapered walls with plastered ceiling. White wall mounted gas central heating radiator. Halogen spot lights.



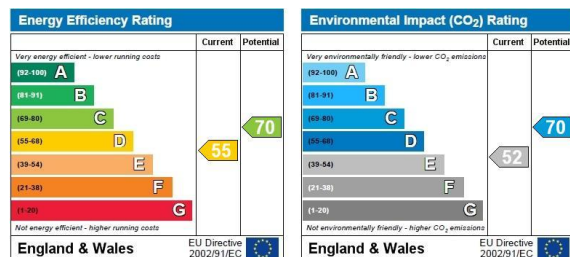
Bathroom

To the rear elevation with UPVC Double glazed window. Modern and luxurious 3 piece corner bath suite. The bath has a jacuzzi function with mixer shower and curved glass shower screen. Cast iron and brass effect radiator with towel rail. Built in sink unit with storage and white basin with brass taps. Low flush wc with wooden seat. Tiled walls and textured ceiling.



EXTERNAL

To the front elevation is a block paved driveway and iron gates. Garden hedges to both sides. Small garden / rockery / planting area to the corner with a range of plants, flowers and small shrubs. To the rear garden is a block stone patio area with two stone built dwarf walls. Fence panels to the sides with hedges covering one side. A walkway through the garden with small bridge over water feature and pond. Shed providing extra storage to the rear of the garden.



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