Coniston Avenue, Swinley, Wigan, WN1 2EY

Price £245,000

Sapphire Homes are delighted to offer for sale this beautifully presented semi-detached family home in a quiet cul de sac location in the much sought after area of Swinley close to excellent local schools, transport links, amenities as well as being a short walk from Mesnes Park, Haigh Country Park and Wigan town centre. The living accommodation briefly comprises of entrance / hallway, downstairs WC, lounge, dining room, open plan kitchen/diner, utility room and conservatory to the rear elevation. To the first floor there are three good sized bedrooms and a modern fitted bathroom with separate WC and to the second floor is a converted loft room which can be used as a home office, play room, study or storage space. The property is warmed by gas central heating and also benefits from double glazing and a neutral decor throughout. Externally there is a low maintenance front garden with off road parking and garage. To the rear is a well maintained private garden with patio, lawn area and well stocked borders with mature shrubs and trees to the rear. Internal viewings are highly recommended to fully appreciate the accommodation on offer.

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Coniston Avenue, Swinley, Wigan, WN1 2EY

GROUND FLOOR

Entrance / Hallway

Reception 2

Lounge

Kitchen / Diner

Utility Room

Downstairs WC

Conservatory

FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bedroom 3

Bathroom

W,C,

SECOND FLOOR

Loft Room / Play Room / Office

EXTERNAL

Rear Garden

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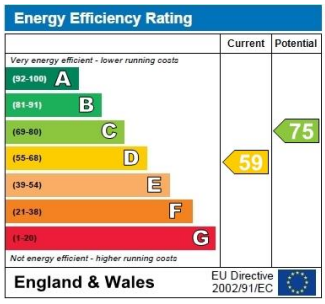
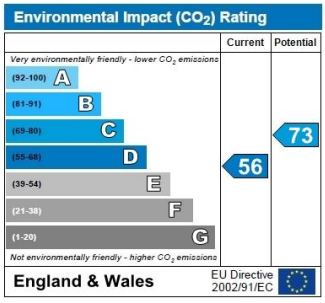

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
59
75
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
56
73
England & Wales
EU Directive 2002/91/EC