



**Trafalgar Road, Swinley, Wigan, WN1 2BB**

**£289,995**

Sapphire Homes are delighted to offer For Sale this stunning 3/4 bedroom Edwardian Semi detached family home that must be internally viewed to appreciate the wealth of accommodation and internal living space that this large family home provides. Whilst being modernised over the years by the current owners, the property still retains many original features including stained glass windows, fireplaces and original ceiling and decorative coving / picture rails that you would expect of a property of this period. The property is conveniently located within walking distance of the town centre, Mesnes Park, excellent local schools and transport links. The accommodation briefly comprises of entrance / porch leading to a large welcoming entrance hall, large bay fronted lounge, dining room / reception 2 leading to conservatory and a large stunning family kitchen / diner. To the 1st floor the landing offers access to three large double bedrooms (with one bedroom having an additional room) and a fully fitted bathroom with modern three piece suite in white with shower over bath. Externally there is a good sized rear patio garden which boasts low maintenance, stocked borders, large brick built sheds and a detached garage. To the front elevation there is a driveway providing off road parking for 2-3 vehicles leading to the detached single car garage with light and power. Early internal viewings are a must to appreciate this wonderful family home!



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## GROUND FLOOR

### Porch

The property is entered via a UPVC door and leads into a porch with ceramic tiled flooring and a wooden door that leads into a spacious hallway.

### Entrance / Hallway

UPVC double glazed frosted window, original coved ceiling, picture rail, a radiator and is fully carpeted, centre light, stairs leading to first floor accommodation, doors leading to both receptions rooms and kitchen / diner.

### Lounge 5.44m x 4.56m (17'10" x 15'0")

Situated to the front elevation with a UPVC double glazed bay window, original coved ceiling, wall lights, picture rail, feature fire surround with marble back and hearth encasing a living flame gas fire, access to under stairs storage, centre light and wall lights and laminate flooring.

### Reception 2 4.00m x 3.33m (13'1" x 10'11")

Situated to the rear elevation with two UPVC double glazed windows, original coved ceiling with centre light, picture rail, two wall lights, feature fire surround with marble back and hearth encasing a living flame gas fire, wall mounted radiator, centre light and laminate flooring.

### Conservatory 3.75m x 2.71m (12'4" x 8'11")

Constructed of UPVC and brick with spotlight fittings, radiator and ceramic tiled flooring, UPVC door leading to rear garden.

### Kitchen / Diner 5.31m x 3.85m (17'5" x 12'8")

Situated to the rear elevation with two UPVC double glazed windows, smooth walls and ceiling with dual lighting, modern fully fitted kitchen with a range of wall and base units with work surfaces to compliment, stainless steel sink with chrome mixer tap, plumbed for a washing machine, integrated dishwasher and fridge / freezer, gas range cooker and extractor fan, tiled splashbacks, two wall mounted radiators, solid wood flooring and partially tiled flooring.



## FIRST FLOOR

### Landing

Generous landing with access to the boarded loft with lighting and doors leading to all bedrooms and family bathroom.

### Master Bedroom 4.76m x 3.53m (15'7" x 11'7")

Situated to the front elevation with a UPVC double glazed window, smooth walls and ceiling with centre light, large walk-in wardrobe with lighting, a radiator and laminate flooring.

### Walk in Robe

### Bedroom 2 3.56m x 3.35m (11'8" x 11'0")

Situated to the front / side elevation with a UPVC double glazed window, smooth walls and ceiling with centre light, a radiator and laminate flooring, door leading to additional bedroom / room.

### Bedroom 3 3.48m x 3.05m (11'5" x 10'0")

Situated to the rear elevation with a UPVC double glazed window, smooth walls and ceiling with centre light, storage cupboard, wall mounted radiator and laminate flooring.

### Bedroom 3/4 (additional room) 2.77m x 2.38m (9'1" x 7'10")

Situated to the rear elevation with a UPVC double glazed window, smooth walls and ceiling with centre light, wall mounted radiator and laminate flooring.

### Bathroom 2.28m x 1.95m (7'6" x 6'5")

Situated to the rear elevation with a UPVC double glazed frosted window, low flush WC, pedestal sink with mixer tap and panelled bath in white with shower over, tiled walls, smooth ceiling with centre light fitment, wall mounted radiator and vinyl flooring.



## EXTERNAL

The property is wall fronted with hedging, driveway offering parking for 2-3 cars leading to a detached garage with lighting and power, gate access to the side elevation.

### Garage

Garage with up and over door, power and lighting.

### Brick Built Shed

Brick built construction with tiled roof, power and lighting.

### Rear Garden

To the rear is a low maintenance garden with a large brick out house, wooden doors, rear access to the garage.



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