



**Eskdale Avenue, Swinley, Wigan, WN1 2HA**

**Price £210,000**

Sapphire Homes are delighted to offer for sale this well 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, generous lounge, dining room and good sized kitchen with integrated appliances and door providing access to the rear elevation. To the first floor there are three good sized bedrooms with fitted robes in two bedrooms and a modern fitted bathroom with 3 piece suite in white with shower over corner bath. To the second floor is a converted loft room with fitted robes which could be utilised 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 perimeter wall. 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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## GROUND FLOOR

Entrance / Hallway

Lounge

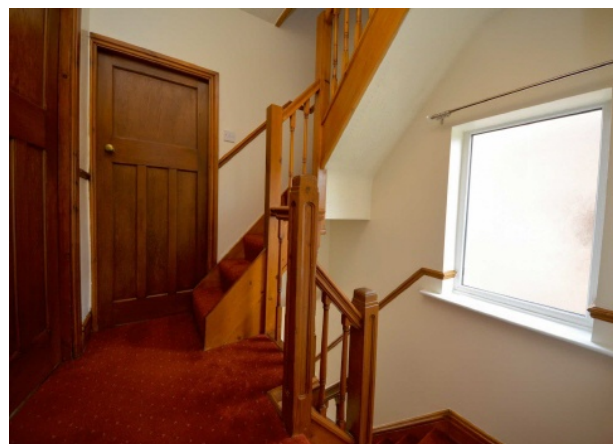
Dining Area

Kitchen

W.C.

## FIRST FLOOR

Landing



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