



Eskdale Avenue, Swinley, Wigan, WN1 2HA

Offers over £205,000

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.



Sapphire Homes (North) Ltd 80 Market Street, Wigan, WN1 1HX
T 01942 494944 **F** 01942 493301 **E** info@sapphirehomes.co.uk **W** www.sapphirehomes.co.uk

Specialists in Sales, Lettings & Property Investments

Eskdale Avenue, Swinley, Wigan, WN1 2HA

GROUND FLOOR

Entrance / Hallway

Lounge

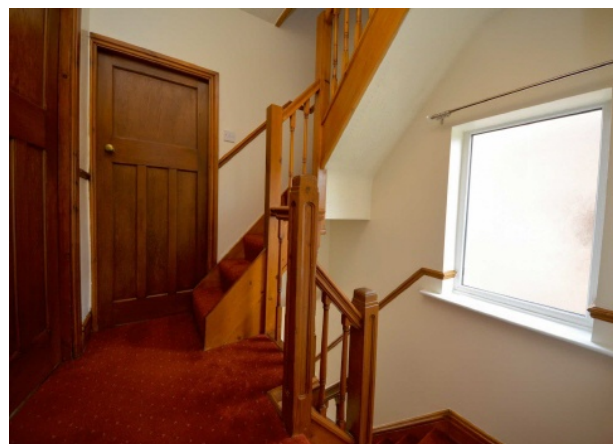
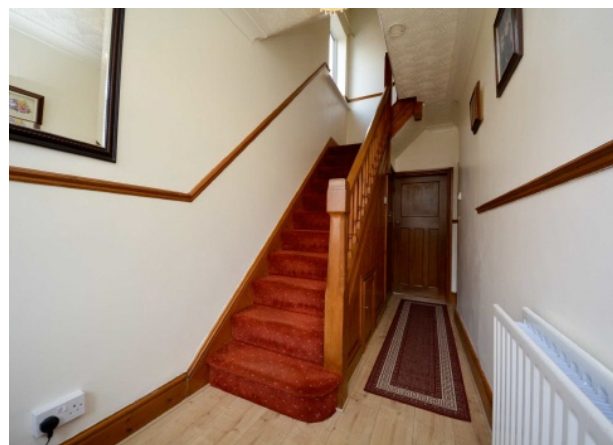
Dining Area

Kitchen

W.C.

FIRST FLOOR

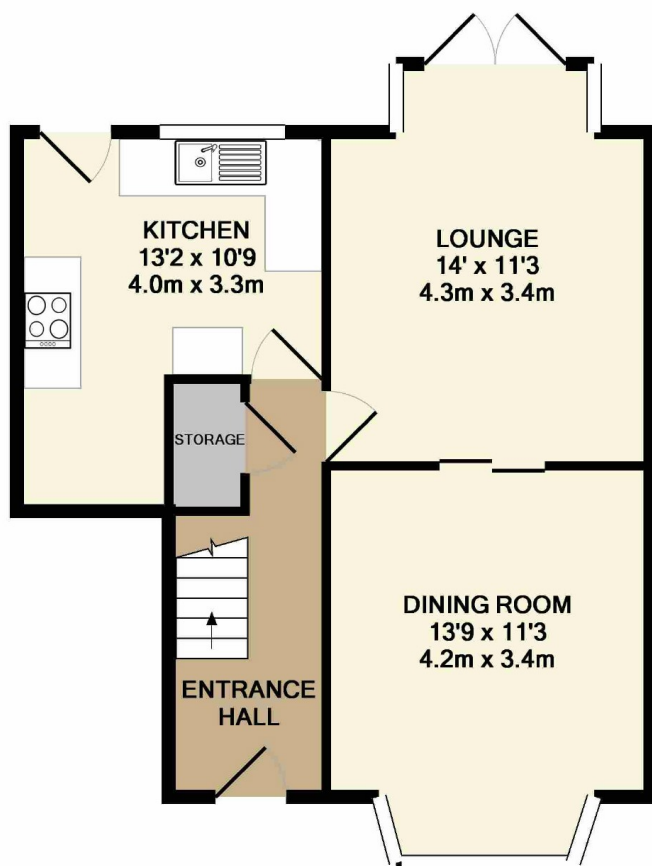
Landing



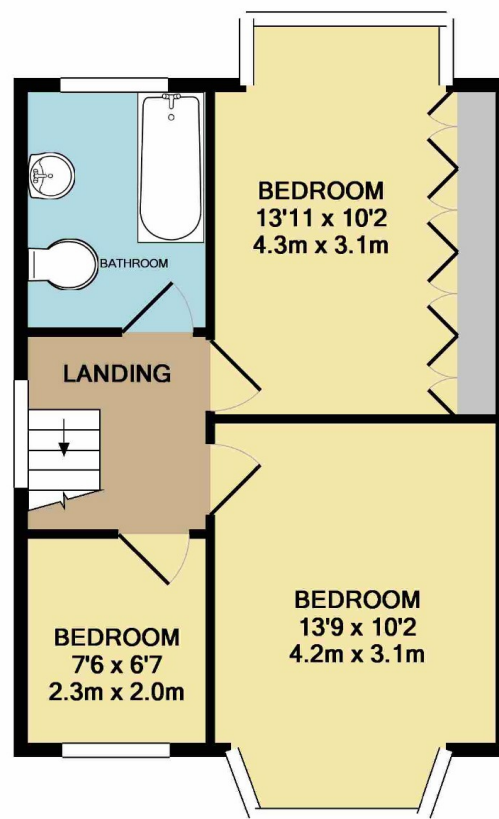
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Sapphire Homes (North) Ltd 80 Market Street, Wigan, WN1 1HX
T 01942 494944 F 01942 493301 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk

Specialists in Sales, Lettings & Property Investments



GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018

