



## Scarisbrick Street, Swinley, Wigan, WN1 2BS

**Offers over £210,000**

Sapphire Homes are delighted to offer For Sale this deceptively spacious and extended 4/5 bedroom mid terraced property that is close to excellent local schools and amenities as well as being a brief walk to the town centre and Wigan Infirmary. The accommodation briefly comprises entrance / hallway leading to a spacious lounge with duel fuel burner, dining room / reception 2 and separate modern fitted kitchen to the rear elevation. To the first floor the landing provides access to four generous bedrooms with the master having a walk in robe / office which could have the potential of being an ensuite shower room and a family bathroom with three piece suite in white. The property also has a large cellar which could also be converted to provide a functional space / additional living area. The property is warmed by Gas Central Heating and benefits from a neutral decor throughout and double glazing. Externally the property is pavement fronted and to the rear is an enclosed patio garden with gated access. Early internal viewing is highly recommended to appreciate in full. Offered to market with No Upward Chain.



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*Specialists in Sales, Lettings & Property Investments*

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## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

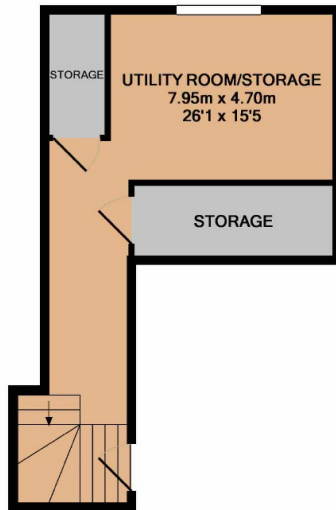
Kitchen



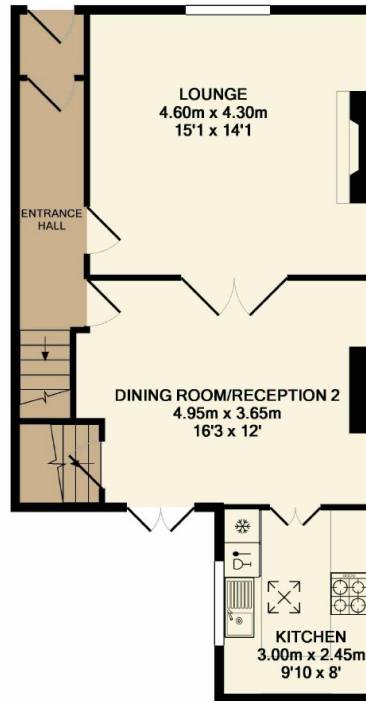
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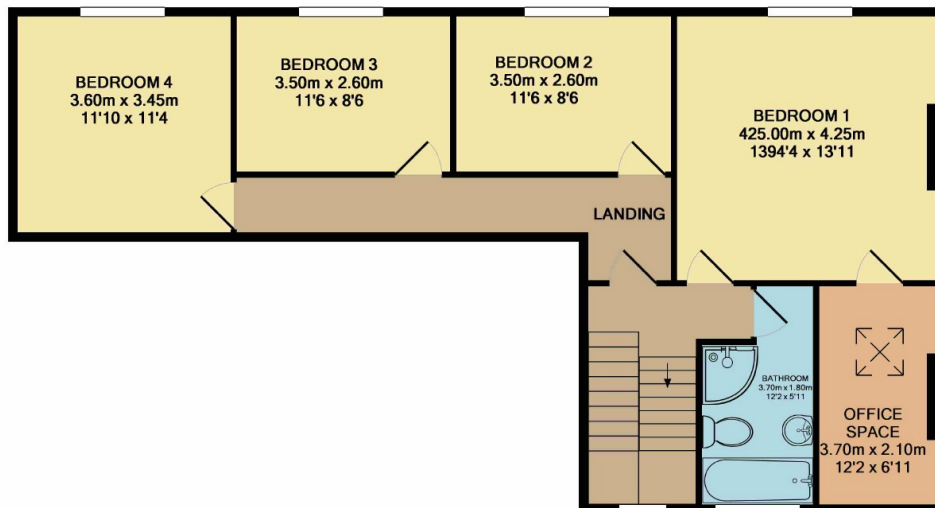
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BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		67	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		57	77
England & Wales		EU Directive 2002/91/EC	