



## **Chelmsford Mews, Swinley, Wigan, WN1 2PZ**

**O.I.R.O £105,000**

Sapphire Homes are delighted to offer For Sale this spacious two bedroom top floor apartment which offers an impressive square footage in excess of 685 square feet, as well as an on-site garage, which is quite rare find for a property of this type. The property is located in a lovely tucked away setting just off Mesnes Road in the highly regarded locality of Swinley which is within walking distance of the town centre of Wigan, local amenities and transport links. The property is also within walking distance of Mesnes Park and Haigh Woodland Park. The secure development is approached via electronically operated gates and nestled amongst mature woodland and beautifully landscaped communal gardens, making for a most delightful and quiet setting. The entrance is via the communal entrance hallway with security entry system and lift, leading to the private entrance porch and reception hallway, which has ample storage facilities, a generous lounge with feature electric fire and balcony, separate fitted kitchen, two double bedrooms and bathroom with shower over bath. Other highlights include gas central heating, double glazing, a neutral decor as well as ample parking facilities, in addition to the garage, which provides secure parking and/or storage facilities. Early internal viewing is highly recommended to appreciate in full.



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## **GROUND FLOOR**

**Communal Entrance / Stairs / Lift**

## **SECOND FLOOR**

**Entrance / Hallway**

**Lounge**

**Kitchen**

**Bedroom 1**

**Bedroom 2**

**Bathroom**

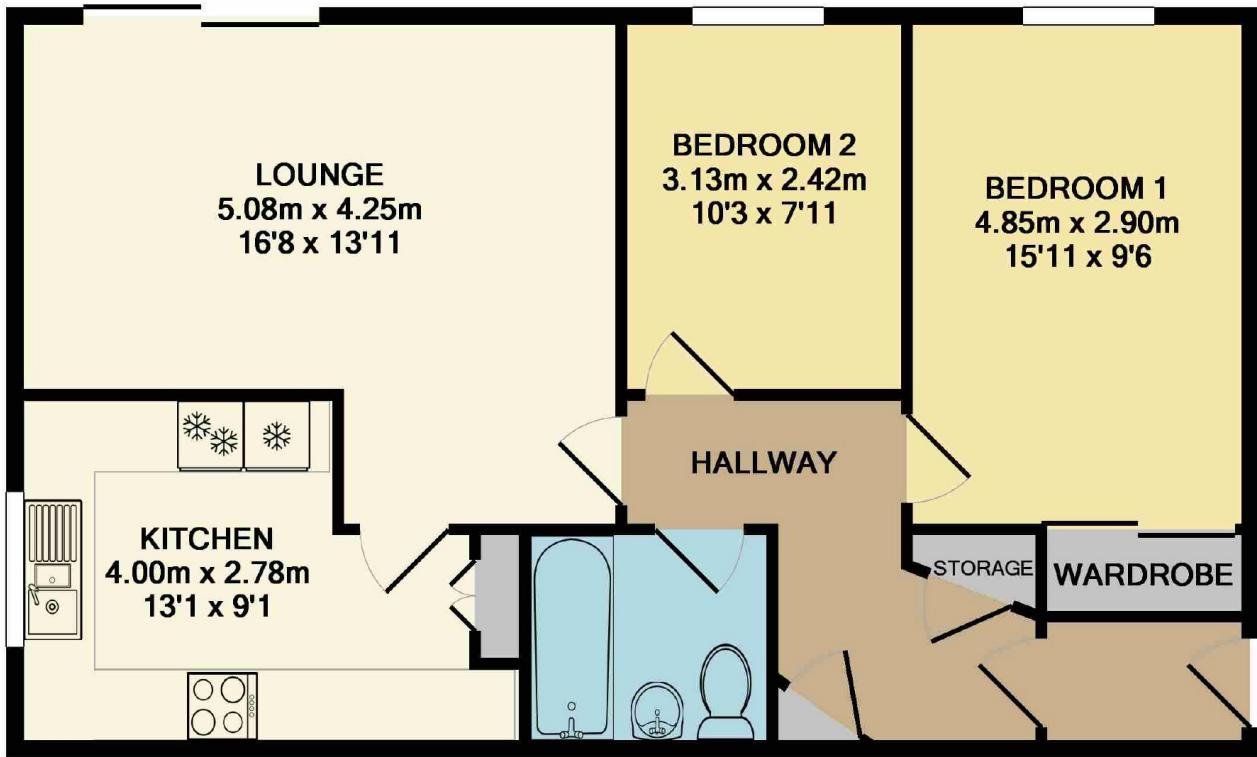
## **EXTERNAL**

**Communal Gardens**

**Detached Garage**



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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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	