

MORGAN H LEWIS



Offers in Excess of £260,000

Swinley Street, Wigan WNI 2ED

- *Spacious Three-Bedroom Semi-Detached
- *Two Generous Reception Rooms
- *Two Double Bedrooms With Built-In Wardrobes
- *Driveway & Integral Garage
- *Well-Established Front & Rear Gardens
- *Popular Swinley Location

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Situated on the popular Swinley Street in Wigan, this spacious three-bedroom semi-detached property offers an excellent combination of generous living accommodation, versatile living space and attractive gardens. With a driveway, integral garage and well-established gardens to both the front and rear, the property offers excellent appeal for families and buyers looking for a comfortable home with plenty of space.

On entering, the property immediately offers a sense of space, with two well-proportioned reception rooms providing excellent flexibility for both entertaining and everyday living. Whether used as a traditional lounge and dining room, family room, or a dedicated home-working space, the accommodation can easily be adapted to suit individual needs.

The fitted kitchen is positioned to the rear of the ground floor and provides a practical space for day-to-day cooking, with access through to the adjoining areas. A downstairs WC adds further convenience, while the property also benefits from a substantial integral garage, offering secure parking, storage or potential for a range of alternative uses, subject to any necessary consents.

To the first floor are three bedrooms, including two particularly spacious double bedrooms and a further generously sized third bedroom. This makes the home ideally suited to families, couples requiring additional space or buyers looking for a dedicated home office or hobby room. Completing the first floor is the family bathroom, providing the essential facilities for a busy household.

Externally, the property benefits from a private driveway providing ample off-road parking for up to three vehicles, along with a well-established front garden that adds kerb appeal. To the rear is a mature, well-established garden, offering a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months.

The property is ideally positioned on Swinley Street, Wigan, within the established Swinley area and close to a broad range of everyday amenities. Swinley Street is a cul-de-sac, while the wider area offers convenient access to shops, cafés, restaurants, schools and leisure facilities. For families, Mab's Cross Primary School is approximately 500 metres away, with St Mary and St John Catholic Primary School and Woodfield Primary School also within the surrounding area. The Deanery Church of England High School and Sixth Form College is approximately 1km away.

The location is also particularly appealing for commuters, with Wigan Wallgate and Wigan North Western railway stations both within around a mile, providing rail connections for travel further afield. Wigan town centre is close by, offering an extensive selection of shopping, dining and entertainment facilities. For outdoor recreation, Mesnes Park, Wigan is also nearby, providing attractive green space within easy reach of the property.

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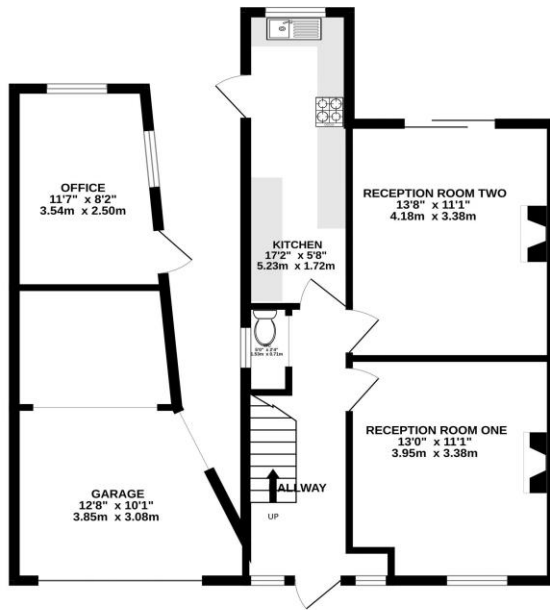


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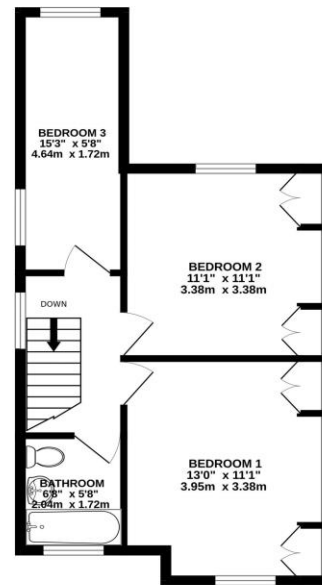


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GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1176 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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