



Breakey & Co



Walkden Avenue, Swinley

Offers in Excess of £160,000

- Three bedrooms
- Traditional semi-detached property
- Highly desirable location
- NO CHAIN
- Bursting with potential
- Large rear garden
- Close to good schools & amenities
- Viewings essential
- EPC-



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DESCRIPTION

Positioned in the highly desirable area of Swinley is this traditional three-bedroom semi-detached property. Walkden Avenue is simply bursting with potential and would be perfect for any buyers seeking a home they can put their own stamp on. The property itself rests close to good schools, the beautiful Mesnes Park, Swinley's trendy bars and restaurants and is within walking distance to Wigan town centre. Internally the accommodation is arranged across two floors, and in brief comprises of; a welcoming reception hallway, two spacious reception rooms and a fitted kitchen with a storage room. To the first floor, the landing area gives access to two double bedrooms, the third bedroom which is ideal for a nursery/ study, and the family bathroom. Externally this charming home offers a large garden to the rear. To the front elevation is a driveway providing off-road parking. Early viewings are highly recommended to avoid disappointment. NO CHAIN.





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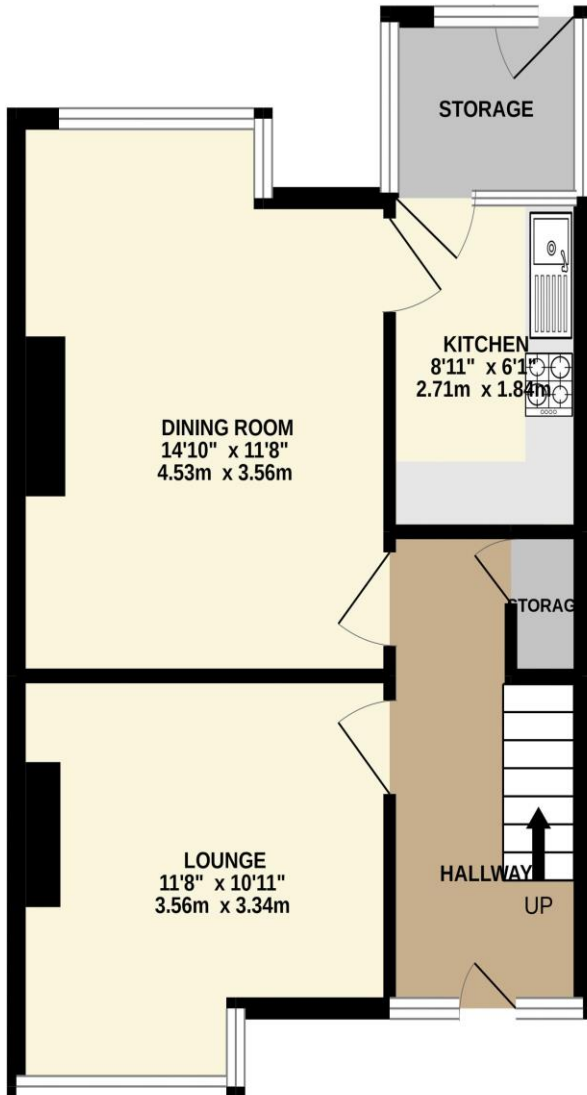




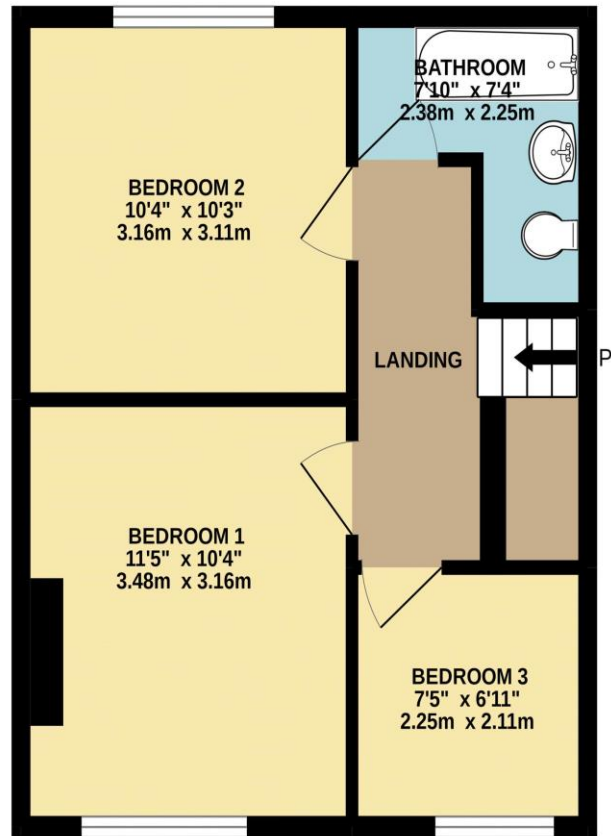
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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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