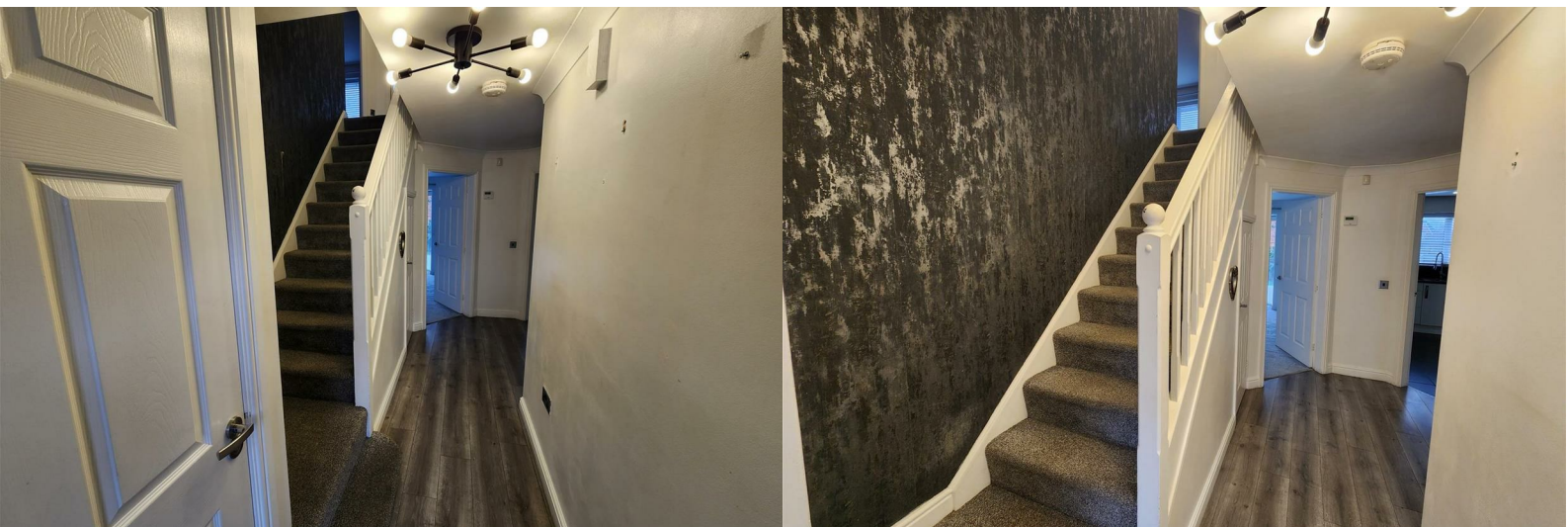




## 3 Ellergreen Road

Wigan, WN2 4GF

**£1,800**



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## Accommodation

Composite panelled entrance door with twin double glazed opaque vision panels into Reception Hallway with contemporary vertical radiator, power points, timber panelled effect Karndean flooring, stairs off to first floor, panelled door to under stairs storage. Panelled doors to lounge, kitchen, dining room/family room and downstairs guests cloakroom

## Ground Floor Cloaks

Low-level w.c. pedestal hand wash basin, radiator, timber panelled effect Karndean flooring, uPVC double glazed opaque window to front elevation.

## Lounge

14'3" max into bay x 14'2" (4.34m max into bay x 4.32m)

uPVC double glazed floor-length walk-in bay window to rear elevation with central uPVC double glazed French doors opening onto rear garden and patio area. Two contemporary vertical radiators, power points, cornice ceiling, centre ceiling light fitting.

## Family Room/Dining Room

11'1" x 9'2" (3.38m x 2.79m)

uPVC double glazed window to front elevation, contemporary vertical radiator, power points, cornice ceiling, timber panelled effect Karndean flooring.

## Modern high gloss kitchen

18'9" x 14'10" (5.72m x 4.52m)

Modern fitted high gloss base and wall units with solid granite worktops with matching upstands to walls, inset one and half bowl composite sink unit with contemporary mixer shower spray tap, integrated Smeg twin eye level oven, inset Smeg gas on glass inset hob with stainless steel chimney style extractor canopy over, integrated dish washer, American style fridge freezer unit, integrated auto washer, central

island unit (incorporating base storage units) with sold granite work surface and breakfast bar seating for six people. Under unit concealed lighting, two contemporary vertical radiators, inset ceiling spotlights, ceramic tiled floor, two double glazed velux skylights to side elevation, uPVC double glazed window to rear elevation, uPVC double glazed French doors to rear elevation. Panelled door through to study/home office.

## Study/Home Office

9'10" x 7'3" (3.00m x 2.21m)

uPVC double glazed window to front elevation, radiator, power points, modern contemporary fitted home work station with work surfaces, integral drawers and storage units. Velux double glazed skylight to side elevation, inset ceiling spotlights set to vaulted ceiling, panelled door to storage.

## First Floor

Stairs leading to landing with spindled banister rail, access to roof space, concealed LED lighting, radiator, power points, panelled doors to bedrooms, bathroom and to large storage cupboard.

## Master Bedroom (en-suite)

15'10" x 13'2" including fitted units (4.83m x 4.01m including fitted units )

Two uPVC double glazed windows to front elevation, radiator, power points, timer panelled effect Karndean flooring. Range of contemporary fitted wardrobes with internal shelving and hanging rails, matching sliding door to contemporary en-suite shower room.

## En-Suite Shower Room

Comprising double width fully tiled walk in shower cubicle with full body needle jets, water fall shower head and flexible shower spray and glazed doors. Contemporary hand wash basin with mixer tap set to



floating vanity unit with storage below, pedestal hand wash basin, wall mounted storage cupboard with integral drawers, further tiling to walls, wall mounted vanity mirror/cabinet, inset ceiling spotlights, extractor fan, ceramic tiled floor, uPVC double glazed opaque window to side elevation.

### Bedroom Two

16'5" x 8'8" (5.00m x 2.64m)

uPVC double glazed window to front elevation, radiator, power points, eye level door to linen cupboard which houses the wall mounted gas central heating boiler.

### Bedroom Three

10'7" x 9'2" (3.23m x 2.79m)

uPVC double glazed window to rear elevation, radiator, power points.

### Bedroom Four

10'1" x 9'0" (3.07m x 2.74m)

uPVC double glazed window to rear elevation, radiator, power points.

### Family Bathroom

Panelled bath with mixer tap, over bath thermostatically controlled shower with hinged glazed shower screen, hand wash basin set to wall, low-level

w.c. Inset ceiling spotlights, chromium plated ladder style towel rail/radiator, wall mounted storage cupboard, inset ceiling spotlights, tiling to walls, ceramic tiled floor, uPVC double glazed opaque window to rear elevation.

### Integral Garage

Up and over door, power and light.

### External

Garden fronted laid to lawn with borders stocked with plants and shrubs. Footpath leading to entrance door with canopy over and courtesy light. Driveway allowing ample parking for two vehicles and leading to integral garage.

#### Side One

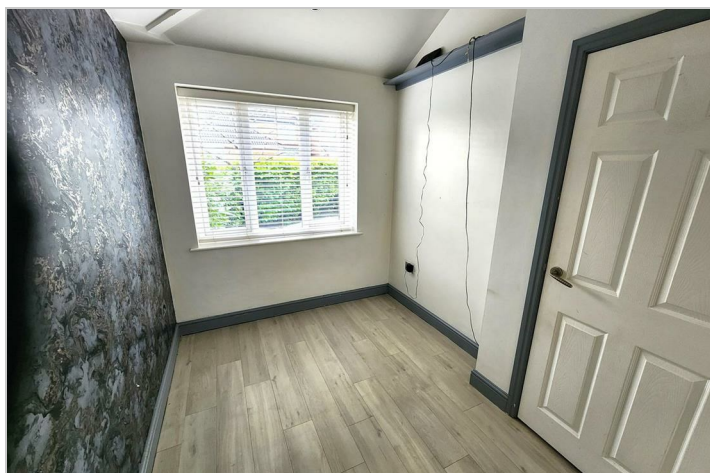
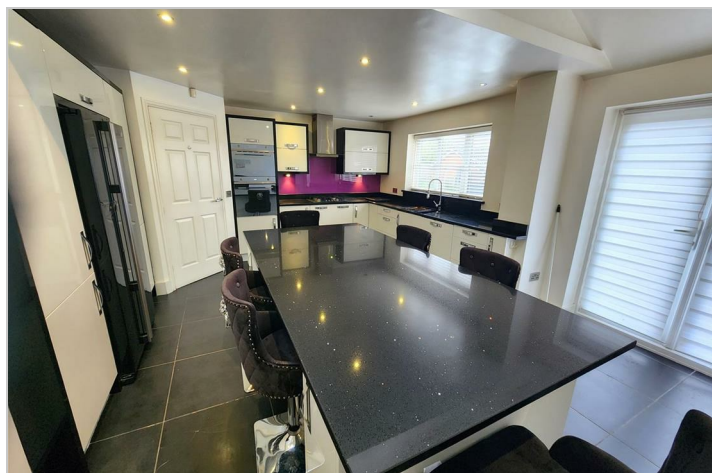
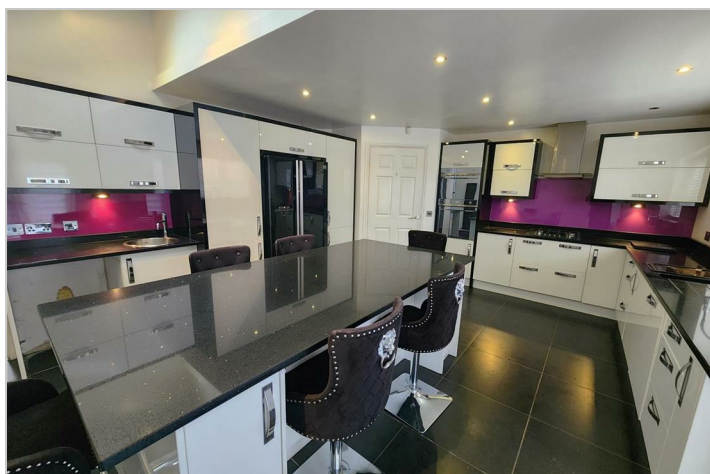
Gravelled footpath to rear garden

#### Side Two

Blocked off

#### Rear

Most pleasant enclosed rear garden with central lawn and raised decked. Beds and borders stocked with a variety of trees, plants and shrubs. Garden lighting, garden tap and garden gate to side elevation.



Road Map



Hybrid Map



Terrain Map



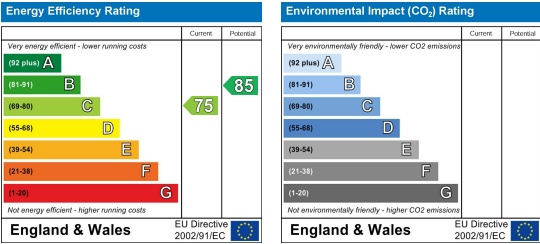
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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