



10 Wessex Drive

Ince, Wigan, WN3 4JJ

Offers In The Region Of £290,000



Sapphire Homes are delighted to offer For Sale this immaculately presented four bedroom detached property located on the popular Holme Park Estate and offers close proximity to local schools, amenities and transport links. The accommodation briefly comprises of; entrance hallway, generous lounge with separate dining room with French doors leading to the conservatory room with access to the rear garden. To the rear there is also a modern fitted kitchen with breakfast dining area, utility room and downstairs W.C. To the first floor the landing provides access to four good sized bedrooms with two benefitting from fitted robes, master boasting ensuite with modern three piece suite in white and a family bathroom with three piece suite in white. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazed windows throughout. Externally there is a driveway leading to garage to the front elevation with ample off road parking and to the rear the garden enjoys a sunny aspect which is perfect for entertaining friends and family and has recently undergone a full landscaping to incorporate a patterned concrete patio area, artificial lawn and perimeter fencing. This property is perfect for a family and early internal viewings are highly recommended to appreciate this wonderful family home.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

Utility Room

W.C.

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

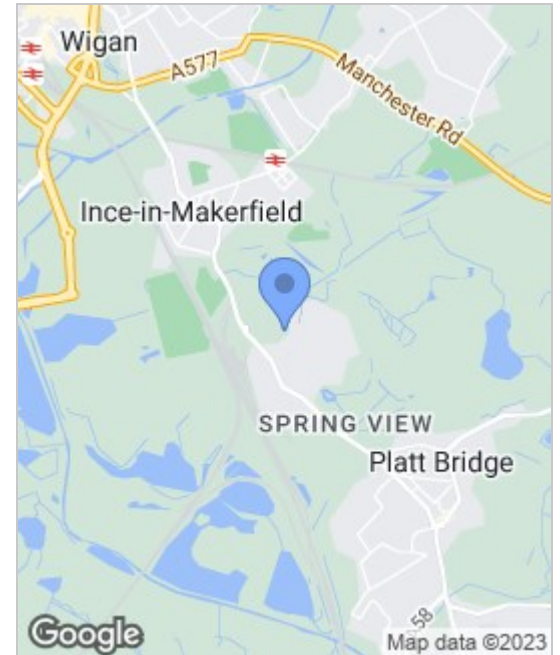
Bedroom 4

Bathroom

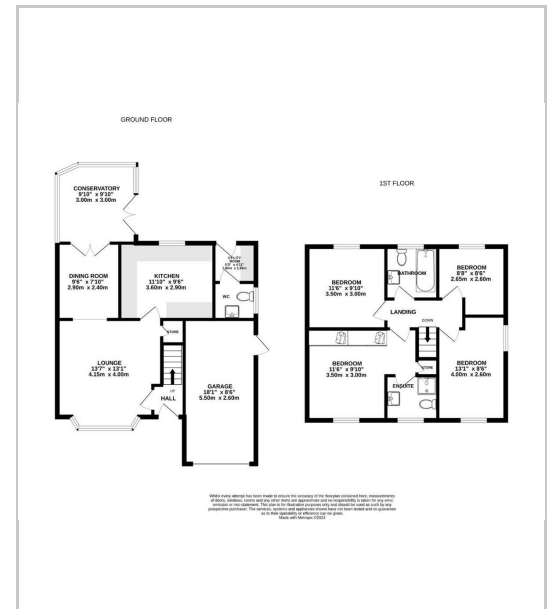
EXTERNAL

Detached Garage

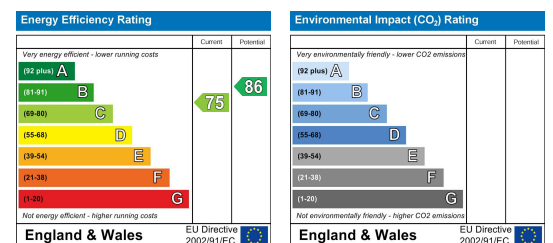
Area Map



Floor Plans



Energy Efficiency Graph



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