



## 28 Sandringham Road

Hindley, Wigan, WN2 4QA

Offers In The Region Of £340,000



Offered for sale with no onward chain Sapphire Homes are delighted to offer For Sale this immaculately presented 4 bedroom detached family home in a quiet cul de sac in a popular residential development that offers well appointed living and is within a close commute to local schools, amenities and transport links including the motorway network and Hindley Train Station. Internally the accommodation briefly comprises of entrance / hallway, downstairs W.C., generous lounge with duel fuel burner and to the rear there is a stunning open plan modern fitted kitchen with dining area with door leading to the side elevation and to the rear elevation there is a large orangery / family room with French doors leading out to the rear garden. To the first floor the landing provides access to 4 good sized bedrooms with one having an en-suite shower suite and the master bedroom having a Jack n Jill access to the master bathroom with a stunning four piece suite with walk in shower and separate bath. The property is presented to an excellent standard throughout and boasts tasteful decoration, UPVC double glazing throughout and is warmed by gas central heating. Externally the property has a low maintenance front garden with lawn and driveway leading to attached garage and to the rear there is a private aspect with patio and decking area, lawn and perimeter fencing. Early internal viewing is highly recommended to appreciate this wonderful family home.



## GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Diner

Orangery / Family Room

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Ensuite

Bedroom 3

Bedroom 4

Family Bathroom / Jack n Jill Ensuite

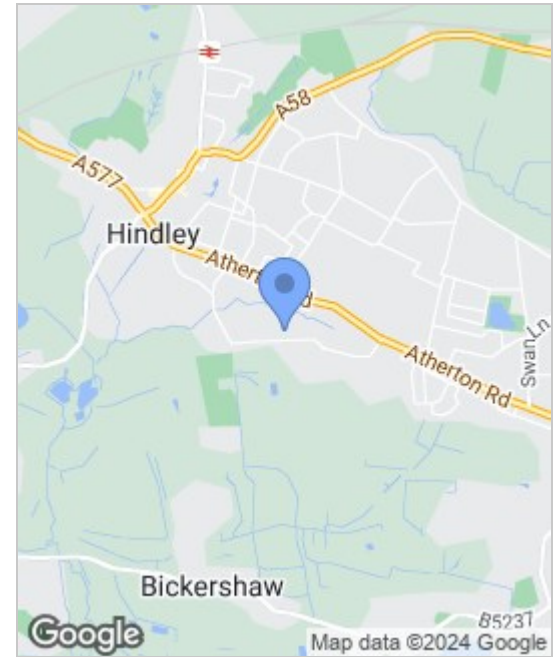
Bedroom 2

## EXTERNAL

Rear Garden

Garage

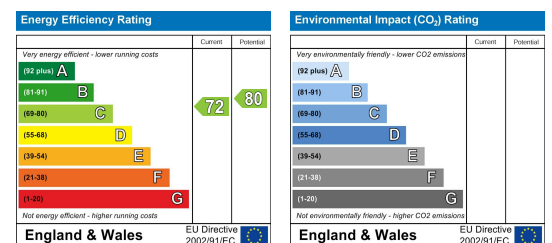
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX  
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

*specialists in sales, Lettings & Property Investments*