



## 25 Pateley Square

Springfield, Wigan, WN6 7HG

Offers Over £365,000



Sapphire Homes are delighted to offer this wonderfully presented four bedroom detached house that is unique in design and situated in the corner of a select development facing onto a beautiful green area with a large plot and immaculately maintained gardens. The property is within close proximity to local schools, amenities and transport links as well as being walk to Mesnes Park, the town centre and Wigan Hospital. The accommodation briefly comprises of porch which leads to a large welcoming entrance / hallway, W.C, spacious lounge with feature duel fuel burner, dining room / reception 2 and to the rear elevation there is a modern fitted kitchen with French doors leading to the rear garden and there is also a utility room and wonderful orangery room overlooking the rear garden. To the first floor the landing provides access to four good sized double bedrooms with the master boasting a walk in robe and W.C. and there is a family bathroom with four piece suite with separate shower and bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and double glazing throughout. Externally, the house has immaculately maintained gardens to the front, side and rear with the front mainly laid to lawn with pathway. To the rear there is a lawn, additional parking access from rear and there are well stocked borders, perimeter fencing and a patio area. The side elevation is a hidden gem with large established lawn, fruit trees and well stocked borders, patio area, pizza oven, sauna and a large gazebo with a bar and seating. This is a very unique property which is ideal for families and early internal viewing is a must to appreciate in full.



## GROUND FLOOR

- Porch
- Entrance / Hallway
- W.C
- Lounge
- Kitchen
- Utility Room
- Orangery
- Reception 2

## FIRST FLOOR

- Landing
- Master Bedroom
- Walk in Robe
- W.C.

## Bedroom 2

## Bedroom 3

## Bedroom 4

## Family Bathroom

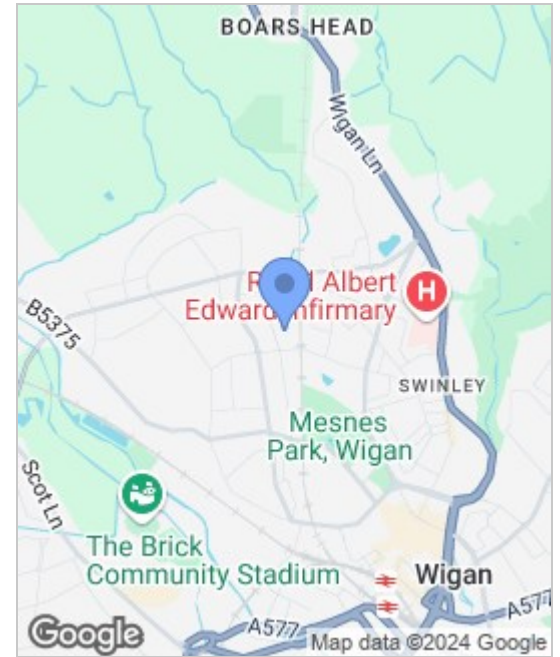
## EXTERNAL

## Detached Garage & Two Parking Spaces

## Rear Garden

## Side Garden

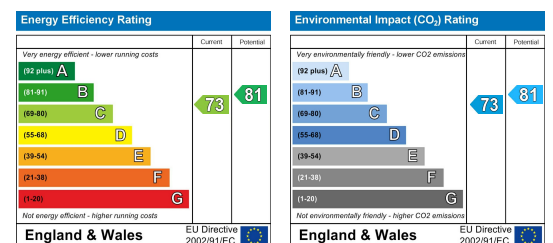
## Area Map



## Floor Plans



## Energy Efficiency Graph



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