



## 3 Hanover Road

Hindley, Wigan, WN2 3BT

Offers Over £225,000



Sapphire Homes are delighted to offer For Sale this immaculately presented 3 bedroom semi detached family home that is positioned in a quiet cul de sac in a popular residential location that is also close to excellent local schools, amenities and transport links including Hindley station and the motorway network for those requiring commuter link. The accommodation in brief comprises of entrance / hallway, office / study space, generous lounge with stunning feature fire and to the rear elevation is stunning luxury kitchen / diner with French doors leading to the rear garden. To the first flooring the landing provides access to three generous bedrooms with two boasting fitted robes and a family bathroom which is a modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from Double Glazing and a modern tasteful décor throughout. Externally to the front elevation there is a block paved driveway with access to the side elevation. To the rear there is a patio area, artificial lawn and perimeter fencing. The rear garden also boasts a stunning garden room which is currently used as a gym but could be utilised for a variety of uses. Early Viewing is highly recommended to appreciate this wonderful family home.



## GROUND FLOOR

Entrance / Hallway

Understairs / Office Space 7'8" x 6'3" (2.36m x 1.93m)

Lounge 15'3" x 12'2" (4.67m x 3.71m)

Kitchen / Diner 6'11" x 18'5" (2.11m x 5.63m)

## FIRST FLOOR

Landing

Bedroom 1 11'9" x 8'3" (3.60m x 2.54m)

Bedroom 2 11'3" x 10'4" (3.45m x 3.17m)

Bedroom 3 7'10" x 6'11" (2.41m x 2.11m)

Bathroom 5'3" x 7'1" (1.62m x 2.18m)

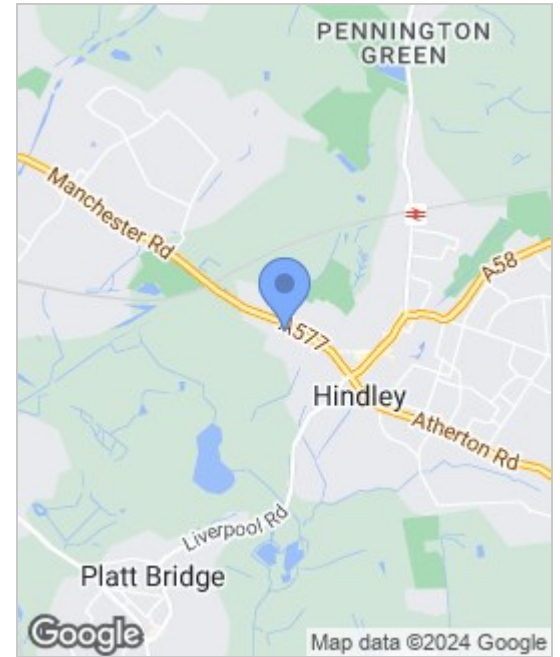
## EXTERNAL

Rear Garden

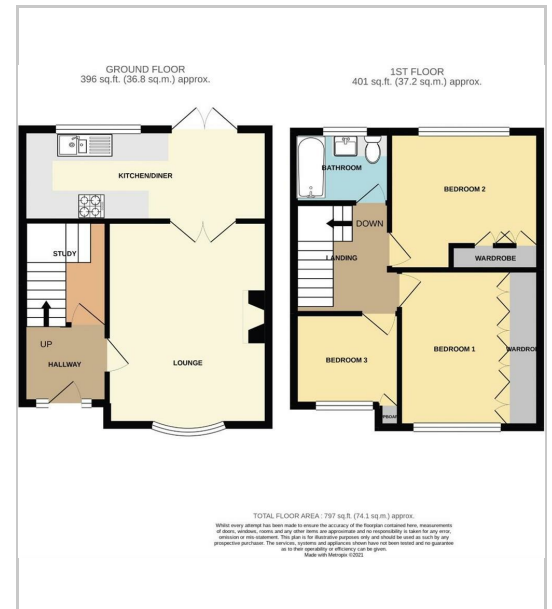
Shed / Storage

Garden Room / Gym

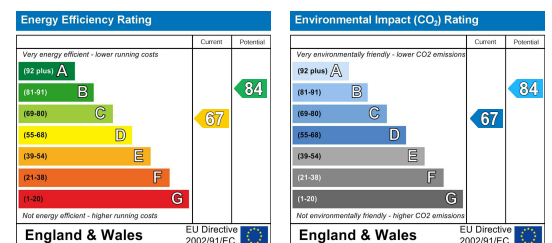
## Area Map



## Floor Plans



## Energy Efficiency Graph



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