



9 Ross Close

Whelley, Wigan, WN2 1BH

Offers In The Region Of £420,000



Sapphire Homes are delighted to offer For Sale this unique 5 bedroom detached family home that also offers an attached annexe which is perfect for elderly relative / family member. The property sits on a private plot accessed via a private driveway at the head of quiet cul de sac and is located in a popular residential location and offers close proximity to local schools, amenities and transport links as well as being a brief walk from Haigh Hall plantations as well as being within walking distance of Wigan town centre. In brief the accommodation comprises of a welcoming entrance / hallway, W.C, generous lounge with feature fire and there is a dining room / reception 2 and there is a modern fitted kitchen / breakfast room with access to utility room and door leading out to the rear garden. To the first floor the landing provides access to five generous sized bedrooms with one boasting an ensuite and the master having a walk in robe area and is connected to the main family bathroom with four piece suite in white including separate shower and bath. The property is warmed by Gas Central Heating and boasts a modern tasteful décor and UPVC double glazed windows throughout. Externally, the double garage has been converted to an independent Annexe with open plan kitchen / dining / living area, bedroom with fitted robes and ensuite shower room. Externally, the property has gated access and there is ample off road parking which leads to an attached garage which offers excellent storage. To the side and rear elevations there are generous gardens with large established trees surrounding and a lower decking and seating area. To the side there is a patio area, with steps leading so a summer garden room / bar area. This property is likely to appeal to large family or family moving in with relative and early internal viewing is highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Dining Room / Reception 2

Kitchen

Utility Room

FIRST FLOOR

Landing

Master Bedroom

Walk In Robe

Ensuite

Bedroom 2

Ensuite

Bedroom 3

Bedroom 4

Family Bathroom

EXTERNAL

Annexe

Living Area

Kitchen

Bedroom

Ensuite

SINGLE GARAGE

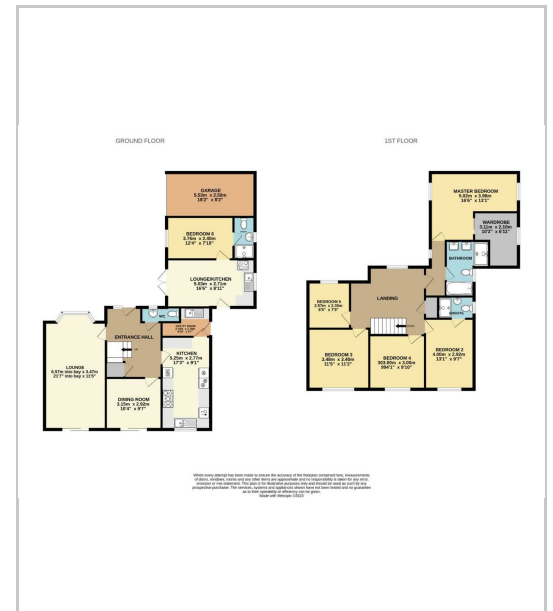
Rear Garden

Side Garden

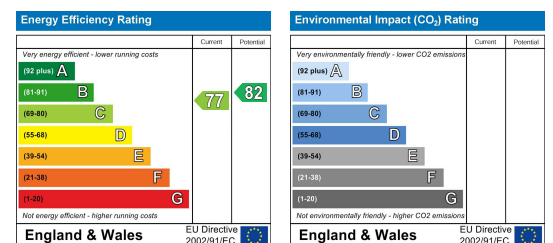
Area Map



Floor Plans



Energy Efficiency Graph



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