



## 66 Granary Square

Aspull, Wigan, WN2 1DF

Offers In The Region Of £342,500



Sapphire Homes are delighted to offer For Sale this immaculately presented 4 bedroom detached family home built in 2021 by reputable house builder Taylor Wimpey. Located in a quiet cul de sac setting in a much sought after area, the property offers close proximity to local schools, amenities and transport links including the M61 Motorway. "The Kentdale" combines traditional features with a contemporary open-plan feel and in brief the accommodation comprises of entrance / hallway, W.C., lounge with French doors to the rear garden and there is a stunning and deceptively spacious open-plan luxury fitted kitchen / dining with integrated Zanussi appliances and there is access to a utility area with door leading out to the rear elevation / driveway. To the first floor the generous landing provides access to four good sized bedrooms with the master bedroom boasting an ensuite shower suite and there is a family bathroom with luxury 3 piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts UPVC double glazing and a modern tasteful décor throughout and has many upgrades including additional sockets, shower upgrades, lighting and there is also an EV charging point. Externally to the rear elevation there is off road parking for 2 vehicles which leads to an converted garage. The side / rear garden enjoys a private sunny aspect which is perfect for entertaining friends / family and benefits from a patio area, lawn and perimeter fencing. The converted garage which is currently used as a home office / utility can also be access from the garden and could be utilised for a number of uses. This property is perfectly suited for a family and early internal viewing is highly recommended to appreciate this beautiful family home in full.



## GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Diner

Utility Room

## FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

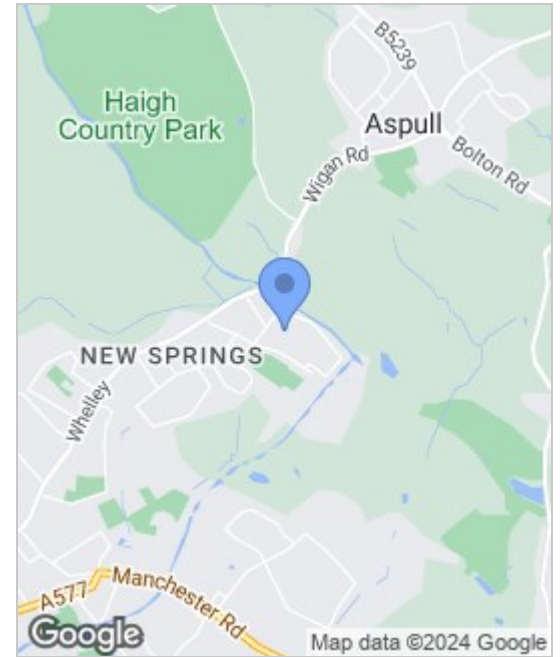
Bathroom

## EXTERNAL

Rear Garden

Detached Garage / Office / Utility

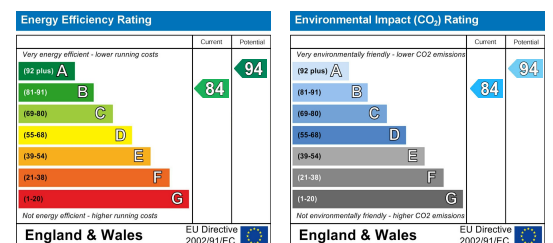
## Area Map



## Floor Plans



## Energy Efficiency Graph



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