



## 2 Browning Grove

Standish Lower Ground, Wigan, WN6 8LA

Price £260,000



Sapphire Homes are delighted to offer for sale this well maintained 3 bedroom detached true bungalow situated in this popular residential area close to local schools, amenities and transport links. The property is also ideally located for those requiring the commuter links with M6 Junction 27 being less than 10 minutes drive away. The accommodation briefly comprises of entrance / vestibule leading to a generous hallway, front to rear living / dining area with fireplace and surround, modern fitted kitchen / diner, three good sized bedrooms and a family bathroom which is currently designed as a wetroom. There is also a generous garage which offers the potential to convert subject to planning consent as well as a utility area which can be access from the rear garden. The property is warmed by gas central heating and benefits from double glazing throughout and has been well maintained by the current owner throughout. Externally the property sits on a generous corner plot with a potential building plot to the side elevation subject to tests and approved planning and there are established gardens to the front, side and rear elevations with patio area, lawns, well stocked borders and perimeter fencing. Early viewing is highly recommended to fully appreciate this lovely family home which is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Hallway

Living Area / Dining

Kitchen / Diner

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

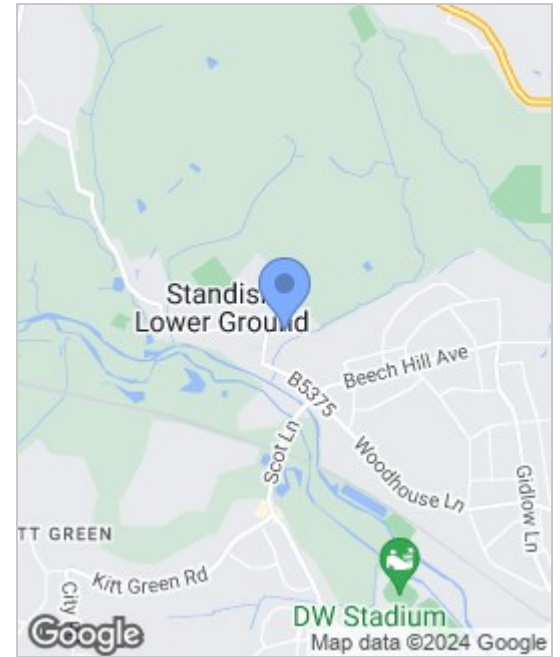
EXTERNAL

Rear Garden

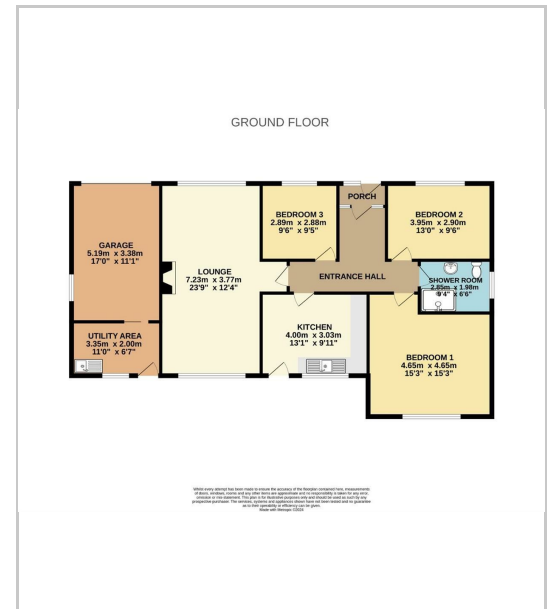
Garage

Utility Area

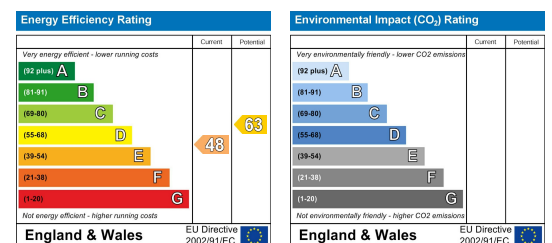
## Area Map



## Floor Plans



## Energy Efficiency Graph



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