



11 Woodcroft

Shevington, Wigan, WN6 8EZ

Offers In The Region Of £325,000



Sapphire Homes are delighted to offer For Sale this immaculately presented and deceptively spacious 2 bedroom detached bungalow located in the popular area of Shevington which is on the Appley Bridge border and sits on a generous plot and is perfect for a couple with being close to local amenities, schools and transport links including a short drive from Junction 27 of the M6. The accommodation briefly comprises of welcoming entrance / hallway, utility room, large open plan kitchen with integrated appliances and dining area and there are French doors leading to the rear garden. The kitchen diner also provides access to a large living area which is to the rear elevation. The hallway also provides access to a large master suite with large bedroom / living space with access to ensuite with three piece shower suite in white and there is also access to a further bedroom and a family bathroom with luxury three piece suite in white. The property is warmed by gas central heating and benefits from UPVC double glazing throughout and a modern tasteful décor. Externally there is a low maintenance front garden with newly laid driveway providing ample off road parking and gated access to the side elevation. To the rear the garden enjoys a private and sunny outlook with large patio area, artificial lawn, perimeter fencing and outbuilding / shed offering useful storage. This property is likely to appeal to professional couple / small family and early internal viewings are highly recommended to appreciate in full. Offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Utility Room

Bedroom 1

Ensuite

Bedroom 2

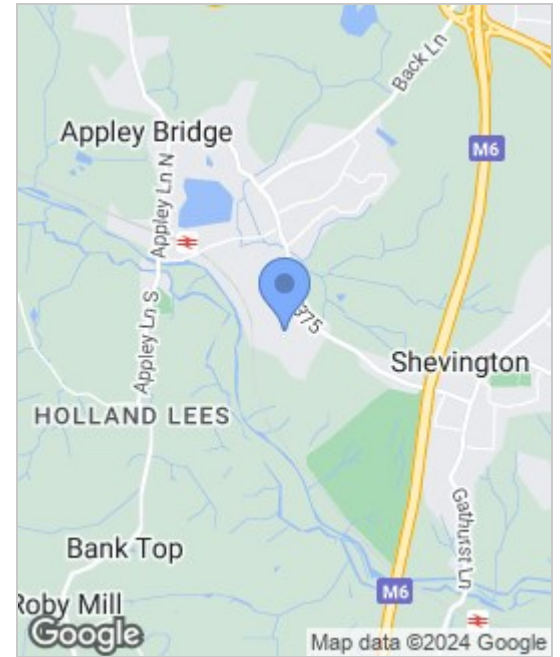
Bathroom

EXTERNAL

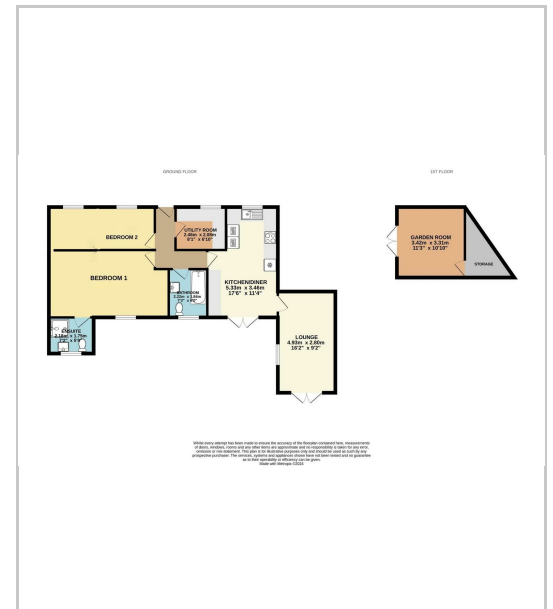
Rear Garden

Garden Room / Store

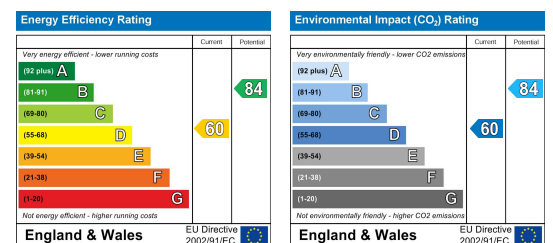
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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