



11 Woodcroft

Shevington, Wigan, WN6 8EZ

Asking Price £295,000



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

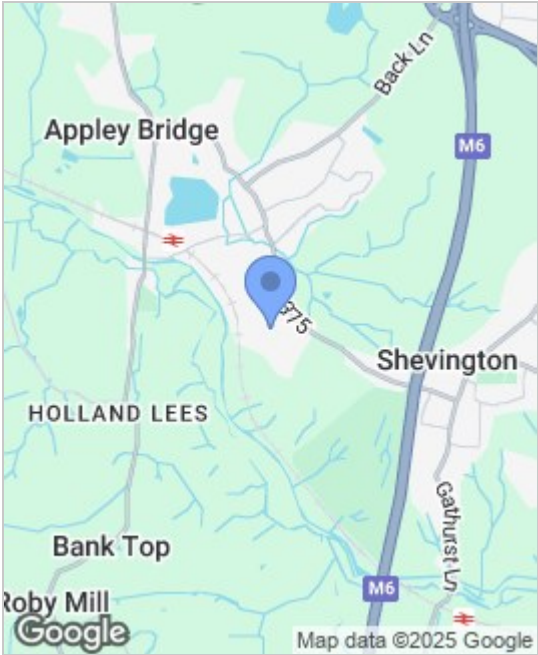
Bathroom

EXTERNAL

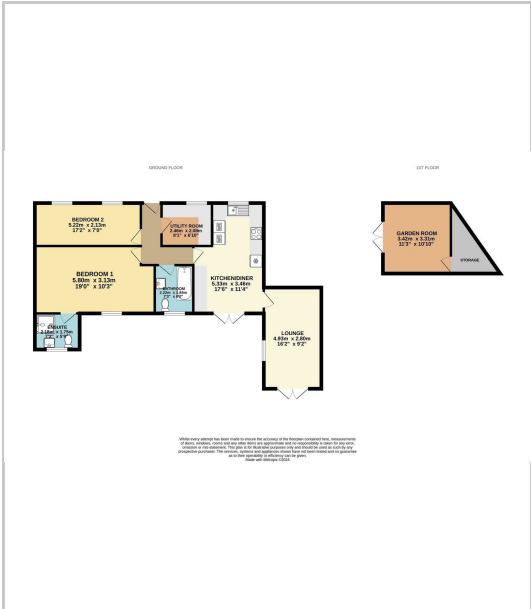
Rear Garden

Garden Room / Store

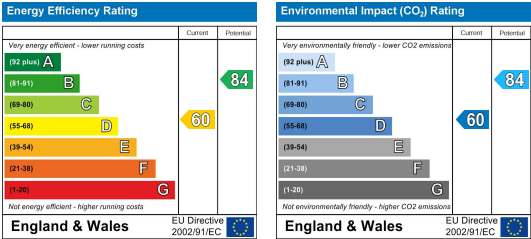
Area Map



Floor Plans



Energy Efficiency Graph



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