



## 126 Downall Green Road

Ashton-In-Makerfield, Wigan, WN4 0DN

Price £250,000



Sapphire Homes are delighted to offer for sale this immaculately presented and recently built three bedroom detached family home affording well planned family accommodation with excellent square footage throughout whilst in an excellent location for local schools, amenities and transport links including a few minutes drive from the M6 and Bryn train station making it perfect for those requiring commuter links. Internally, the accommodation briefly comprises of a welcoming entrance / hallway, W.C., spacious lounge and to the rear elevation there is a large open plan modern fitted kitchen with integrated appliances with dining area and French doors leading out to the rear garden. To the first floor the landing provides access to three good size bedrooms with the master benefitting from an ensuite with three piece shower suite in white and there is a family bathroom with modern four piece suite in white with separate shower and bath. The property is warmed by Gas Central Heating and also benefits from double glazing throughout and a tasteful internal décor which only helps to compliment this wonderful home. Externally to the front elevation there is a low maintenance garden and driveway providing off road parking to the side elevation. To the rear elevation the garden enjoys a sunny aspect which is perfect for entertaining friends and family with a patio area, perimeter fencing, artificial lawn and access to a further driveway and detached garage to the rear. Early internal viewing is a must to appreciate this beautiful family home in full.



## GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Dining Room

## FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

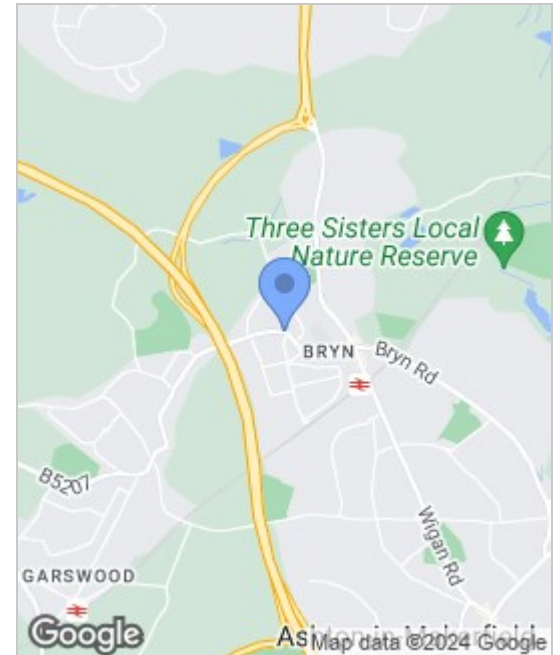
Bathroom

## EXTERNAL

Rear Garden

Detached Garage

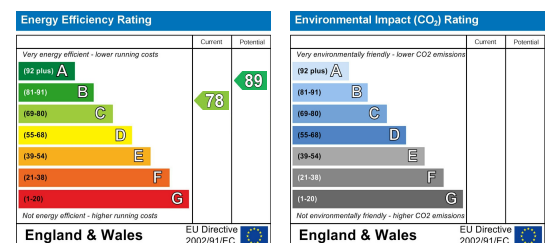
## Area Map



## 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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