



3 Kipling Avenue

Worsley Mesnes, Wigan, WN3 5JD

Offers In The Region Of £179,950



Sapphire Homes are delighted to offer For Sale this well maintained and deceptively spacious three bedroom semi detached family home that is located in a popular residential area which offers good value for money in today's market and an impressive square footage whilst located just off Poolstock Lane, within close proximity to local schools, amenities & transport links including Junction 25 of the M6. In brief the accommodation comprises of entrance / hallway, spacious lounge with feature fire, reception 2 / dining which leads into conservatory to rear elevation with access to the rear garden and there is a separate fitted kitchen with door leading to utility room, store and downstairs W.C. to the side elevation. To the first floor the landing provides access to three generous bedrooms and there is a family bathroom with a recently installed three piece shower suite in white. The property is warmed by gas central heating and also benefits from double glazing and a tasteful décor although a buyer may wish to make some cosmetic modernisation. Externally to the front elevation is low maintenance garden which provides ample off road parking and to the rear the property has a generous rear garden which enjoys a sunny aspect and is perfect for entertaining friends / family with a large patio area, established lawns, well stocked borders and perimeter fencing. Early internal viewings are highly recommended to appreciate in full and the property is offered to market with the benefit of No Upward Chain.



GROUND FLOOR

- Porch
- Entrance / Hallway
- Lounge
- Dining Room / Reception 2
- Conservatory
- Kitchen
- Utility
- W.C.

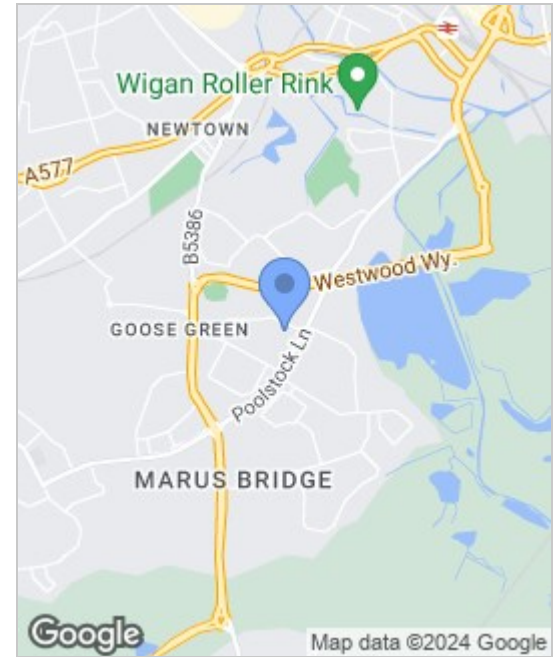
FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

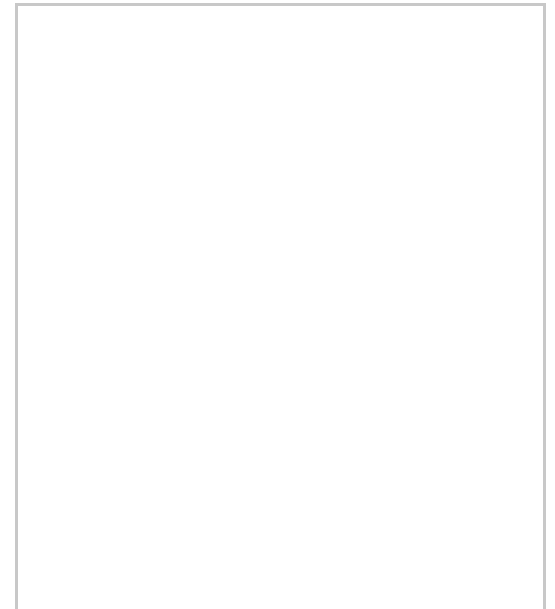
EXTERNAL

- Rear Garden

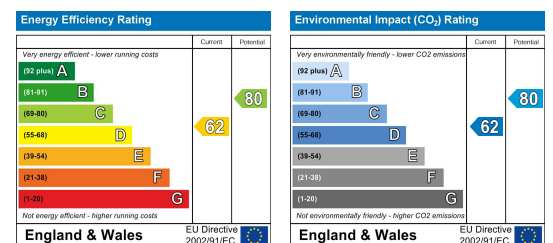
Area Map



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.

