



40 Martland Crescent

, Wigan, WN6 8QD

Offers Over £205,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented three bedroom semi detached dormer bungalow that is situated in a popular residential location, close to local amenities, schools and transport links as well as a brief walk from countryside walks and the Leeds Liverpool canal. The accommodation in brief comprises of entrance / hallway leading to a generous living area with French doors to rear garden and duel fuel fire, modern fitted kitchen with door leading to side elevation and there is a bedroom / reception 2 and the family bathroom with three piece bathroom suite in white with shower over bath. To the first floor of the property the landing area provides access to a master bedroom with fitted bathroom suite which flows between the bedroom and the ensuite wet room and there is a further single bedroom. The property is warmed by Gas Central Heating and boasts UPVC double glazing and doors throughout, neutral flooring and a modern tasteful décor throughout. Externally to the front / side elevation there is a driveway providing off road parking and a low maintenance garden. To the rear the garden enjoys a sunny aspect and is perfect for entertaining friends and family with a patio area, established lawn, well stocked borders and there is a decking area to the rear. This wonderful family home must be internally viewed to be appreciated in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Bathroom

Bedroom 3

FIRST FLOOR

Landing

Bedroom 1

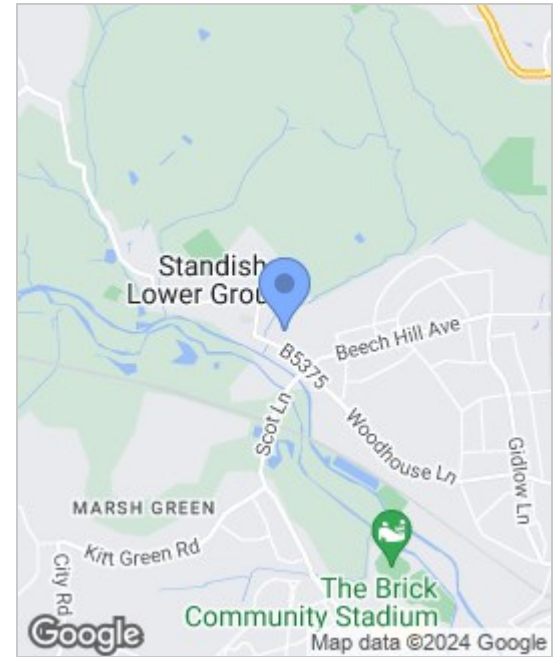
Ensuite

Bedroom 2

EXTERNAL

Rear Garden

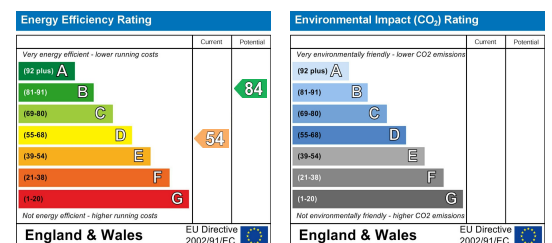
Area Map



Floor Plans



Energy Efficiency Graph



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