



34 Chelmsford Drive

Hawley Hall, Wigan, WN3 5JY

Offers Around £220,000



Sapphire Homes are delighted to offer For Sale this stunning 2 bedroom semi detached family home that really must be internally viewed to appreciate the immaculate presentation throughout and the luxurious finish throughout. The property is located in a popular residential location that is within close proximity to local schools, amenities and transport links including the motorway network so will appeal to those requiring these facilities. The accommodation has been extensively refurbished throughout and in brief comprises of a welcoming entrance / hallway leading to a generous lounge with stunning feature fire and to the rear elevation there is an open plan luxury modern fitted kitchen / dining area with integrated appliances and work surfaces to compliment as well as French doors to rear garden. The hallway also provides access to a stunning family bathroom with modern three piece shower suite in white with large walk in shower. To the first floor the landing provides access to two good sized bedrooms with storage to the eaves. The property is warmed by Gas Central Heating and also boasts a modern tasteful decor and UPVC double glazing throughout. Externally the property continues to offer a pleasant surprises to a potential buyer with a low maintenance front garden on a large corner plot with brick wall perimeter. To the rear elevation the garden has been expertly landscaped and is perfect for a family with patio area, large artificial lawn and perimeter fencing. There is also gated access to the double driveway and there is a garage with front and rear access. Early internal viewing is highly recommended to appreciate this stunning home.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining

Bathroom

FIRST FLOOR

Landing

Bedroom 1

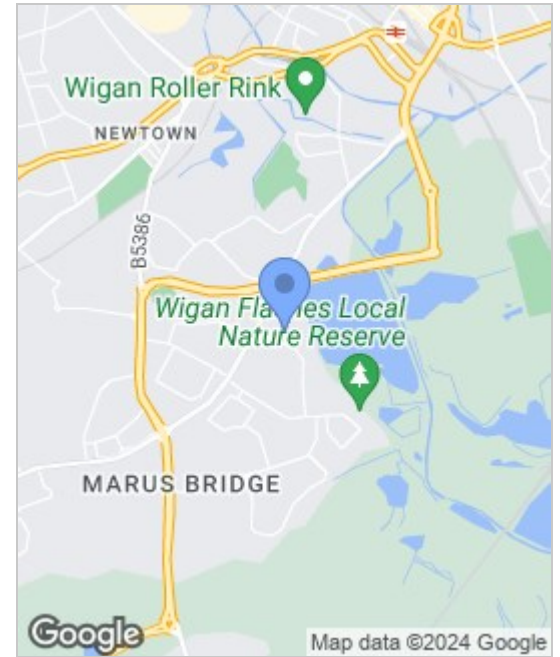
Bedroom 2

EXTERNAL

Rear Garden

Garage

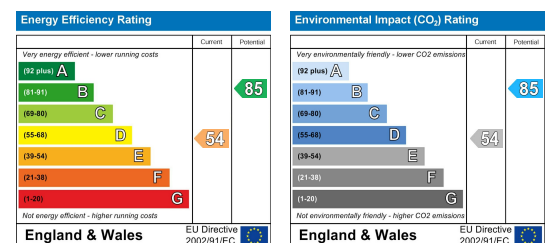
Area Map



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.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

specialists in sales, Lettings & Property Investments