



300 Poolstock Lane

Marus Bridge, Wigan, WN3 5RA

Price **£225,000**



Sapphire Homes are delighted to be in a position to offer For Sale this wonderfully maintained 3 bedroom semi detached family home in popular location that is situated close to local schools, amenities & transport links included the M6 motorway and all the networks this provides access too. The accommodation briefly comprises entrance / hallway leading to good sized reception room to the front elevation with a a through dining with French doors leading to the rear garden and there is a separate modern fitted kitchen with integrated appliances and worksurfaces to compliment. To the first floor the landing area provides access to three well appointed bedrooms all of which has built in robes / storage and there is a family bathroom with three piece shower suite in white. The landing also has a staircase which leads to a converted loft room which would be ideal as a playroom, office or additional storage space. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing throughout and a modern tasteful decor. Externally there is a driveway providing ample parking to the front and side elevation which leads to a detached garage and to the rear there is a paved area, artificial lawn, planted borders and perimeter fencing. Early internal viewings are highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

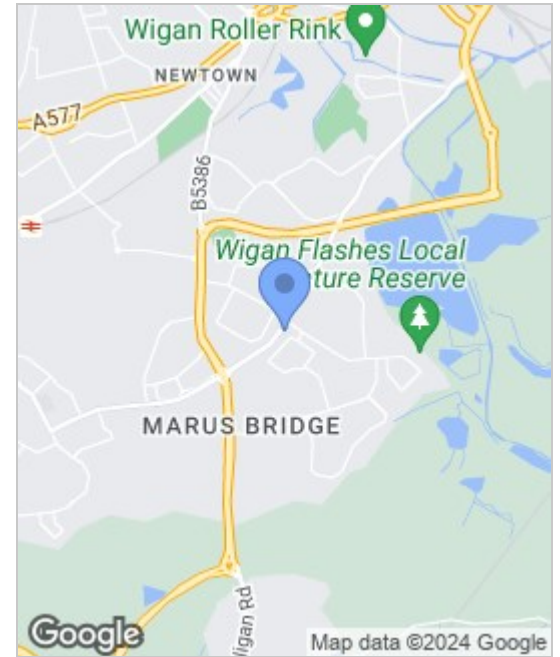
SECOND FLOOR

Loft Room / Playroom / Office

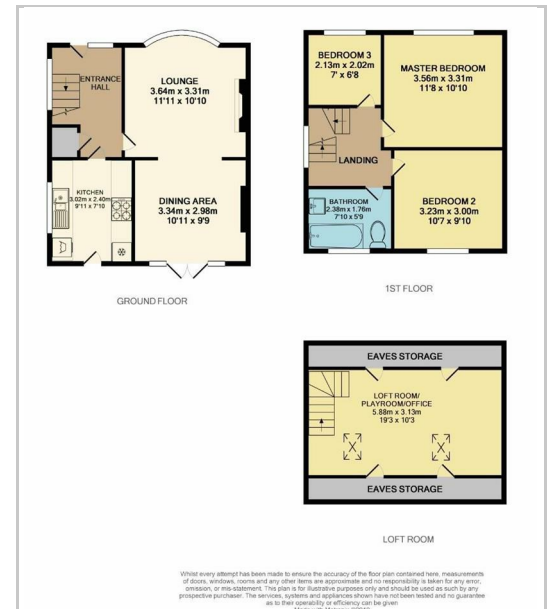
EXTERNAL

Rear Garden

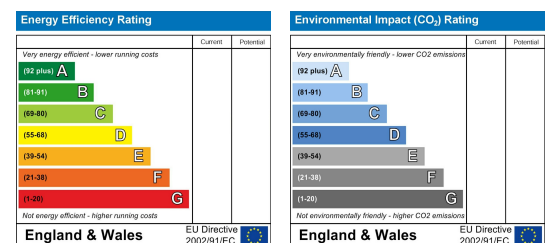
Area Map



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.



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