



## 15 Douglas Bank Drive

Springfield, Wigan, WN6 7NH

**Offers Over £270,000**



Viewing is highly recommended to appreciate this beautiful home. Sapphire Homes are delighted to offer For Sale this immaculately presented and unique in design 2 bedroom extended detached true bungalow that is situated in a popular residential location and offers close proximity to local schools, amenities and transport links as well as being within walking distance of the town centre and Mesnes Park. In brief the accommodation boasts a generous square footage of well appointed living space with a large welcoming entrance / hallway, stunning lounge with feature fire, vaulted ceiling and bi folds to the rear garden, reception 2 / dining room and there is a stunning modern fitted kitchen with integrated appliances and access to side elevation. The hallway also provides access to 2 double bedrooms both of which benefit from fitted robes, a utility room and a stunning family bathroom with 4 pieces suite in with with large walk in shower and separate bath. The property is warmed by gas central heating and boasts double glazing throughout and a modern tasteful décor. Externally the garden is another stunning feature of the home, with the rear being expertly landscaped with patio areas, perimeter fencing, lighting, artificial lawn and there is a stunning garden room and detached garage. This garden is perfect for entertaining friends and family and enjoys a sunny and private aspect. To the front elevation is a driveway which provides off road parking as well as a low maintenance stoned / paving area and brick perimeter wall.



## Garden Room / Bar / Office

[illegible]

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current: 65 Potential: 81

Legend:

- (92 plus) A
- (81-91) B
- (69-80) C
- (55-68) D
- (39-54) E
- (21-38) F
- (1-20) G

Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 81 Potential: 81

Legend:

- (92 plus) A
- (81-91) B
- (69-80) C
- (55-68) D
- (39-54) E
- (21-38) F
- (1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions



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 this 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 this property.

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