



36 Leyburn Close

Whelley, Wigan, WN1 3NF

Offers In The Region Of £189,995



Sapphire Homes are delighted to offer For Sale this immaculately presented three bedroom semi detached family home located in a popular residential location and is within easy reach of bus routes, shops and schools as well as being a brief walk to the Town Centre. The property offers immaculate and high quality presentation throughout and briefly comprises of entrance / hallway, spacious lounge and to the rear there is an open plan design dining / kitchen which leads into the conservatory to the rear with access to the rear garden. To the first floor the landing provides access to three bedrooms and there is a family bathroom comprising of a modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor, UPVC double glazed windows and neutral flooring throughout. Externally there is a low maintenance garden to the front with off road parking and to the rear there is a low maintenance two tier garden which enjoys a private aspect and is perfect for entertaining friends / family with a gazebo / seating area. Early internal viewings are highly recommended to appreciate this beautiful family home.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

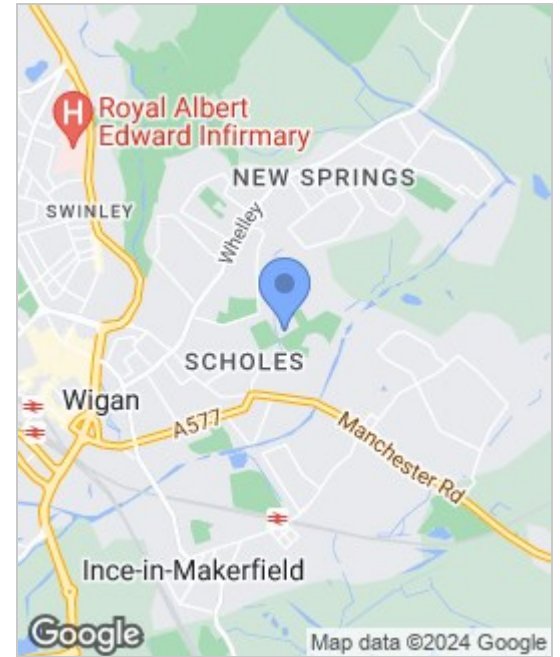
Bedroom 3

Bathroom

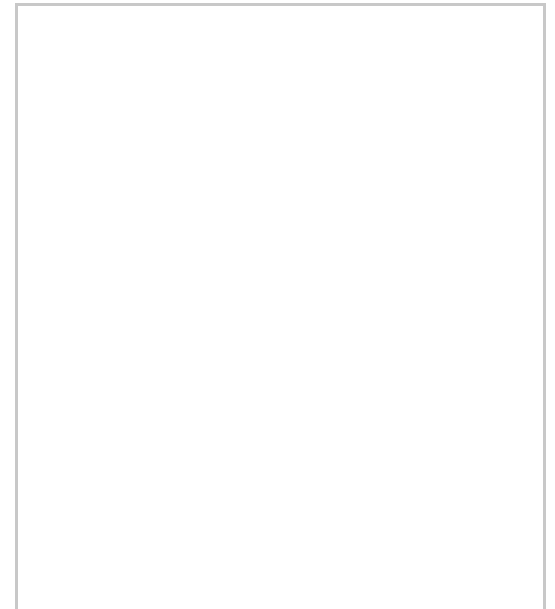
EXTERNAL

Rear Garden

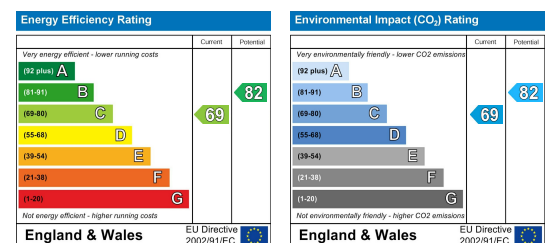
Area Map



Floor Plans



Energy Efficiency Graph



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