



36 Leyburn Close

Whelley, Wigan, WN1 3NF

Offers In The Region Of £179,995



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

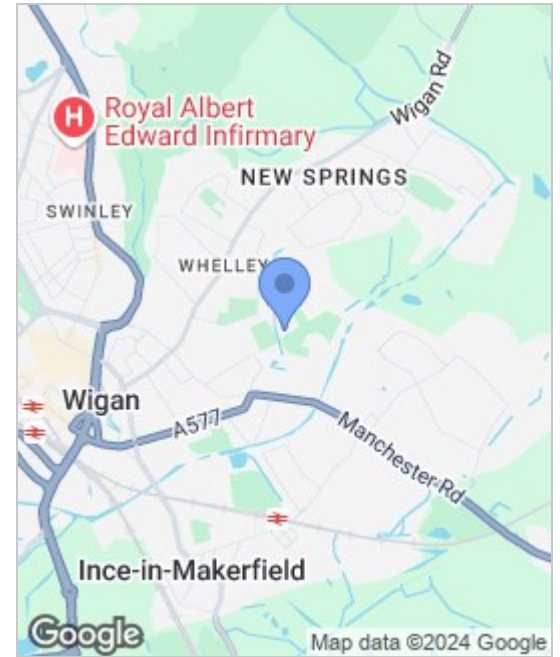
Bedroom 3

Bathroom

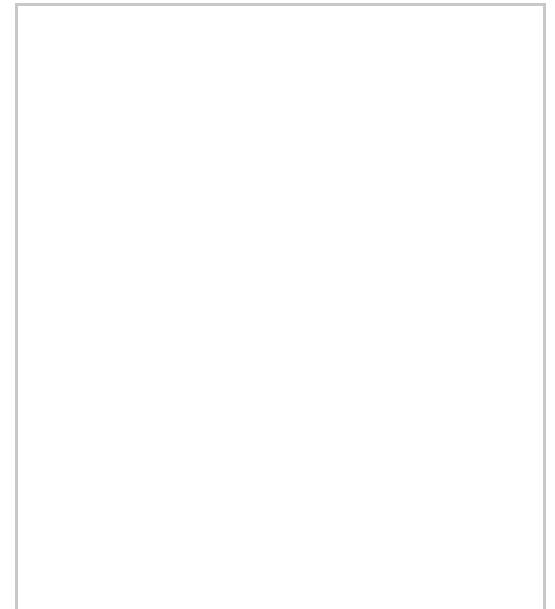
EXTERNAL

Rear Garden

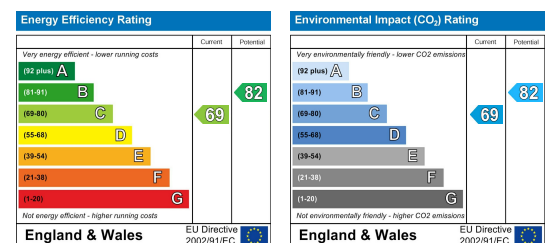
Area Map



Floor Plans



Energy Efficiency Graph



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.

