



281 Whelley

Whelley, Wigan, WN2 1DA

Price £195,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented 3 bedroom semi detached family home that is situated within easy reach of Wigan town centre, as well as being in close proximity to local schools, churches, amenities and transport links. The accommodation briefly comprises of a welcoming entrance / hallway, generous living area with modern fire and doors leading to rear garden, reception 2 / dining room and there is a separate modern fitted kitchen with door accessing rear / side elevation. To the first floor the landing area provides access to three well appointed bedrooms and a luxurious family bathroom with modern four piece suite in white with walk in shower and feature freestanding bath. The property is warmed by Gas Central Heating and the property and also benefits from UPVC double glazed windows and a tasteful décor. Externally there is a slated garden area and access to the side elevation. To the rear the garden enjoys a sunny aspect which is perfect for entertaining friends / family and has a patio area, raised decking area, established lawn, well stocked borders and perimeter fencing. Early internal viewing is highly recommended to appreciate this wonderful property which is perfect for couple / family.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

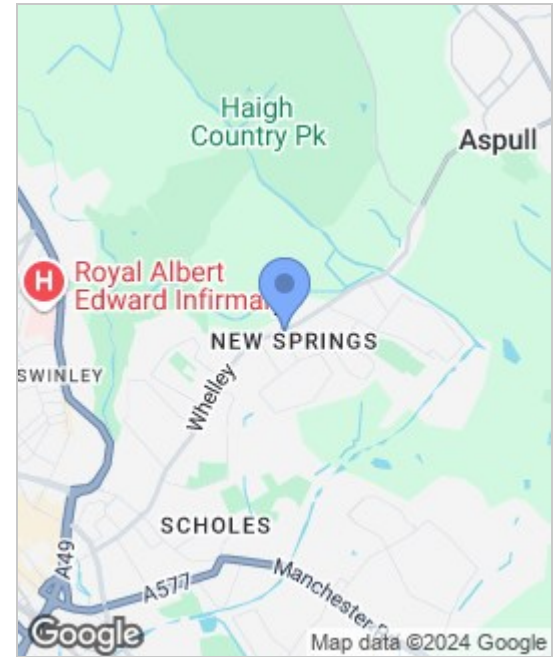
Bedroom 3

Bathroom

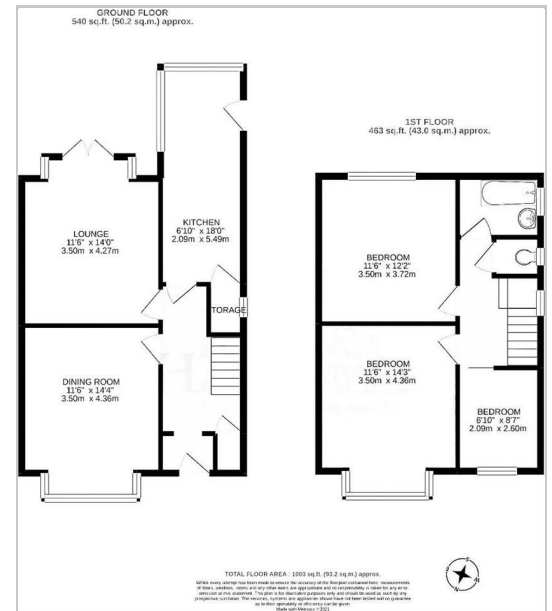
EXTERNAL

Rear Garden

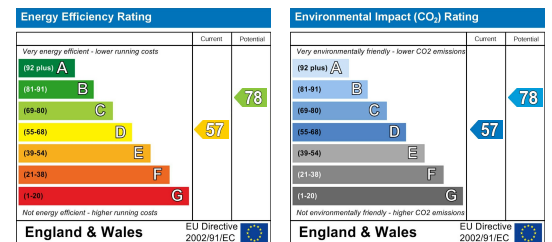
Area Map



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.



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