



## 54 St. Davids Crescent

Aspull, Wigan, WN2 1SZ

**Offers In The Region Of £235,000**



Sapphire Homes are delighted to offer For Sale this deceptively spacious three bedroom semi detached bungalow that is positioned in a much sought after location and offers close proximity to local amenities, schools, churches and transport links. The accommodation briefly comprises of entrance / vestibule, spacious lounge with open plan dining area and the inner hallway provides access to a modern fitted kitchen with access to the side elevation and there are three good sized bedrooms and a family bathroom with three piece suite in white with shower over bath, also an additional separate shower. The property is warmed by Gas Central Heating and also boast UPVC double glazing throughout and a modern tasteful décor. Externally the property boasts off road parking and a low maintenance front garden and to the rear the property enjoys a sunny aspect enjoying a pleasant and private outlook over countryside with Haigh Woodland Park in the distance. Early internal viewing is a must to appreciate this wonderful property.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Dining Area

Inner Hallway

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

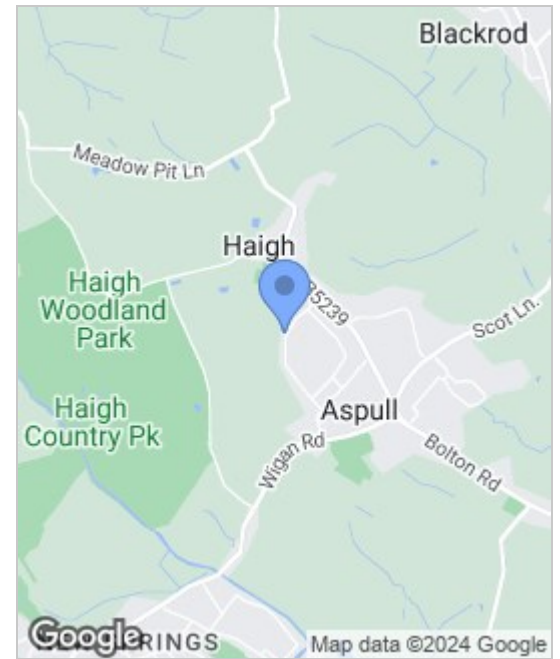
Bathroom

EXTERNAL

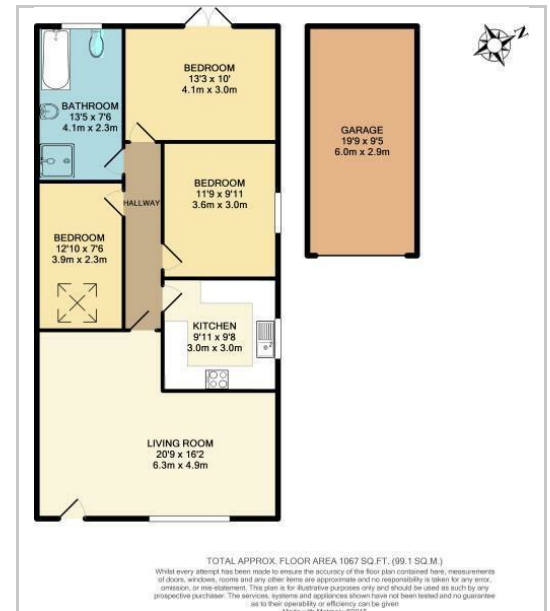
Rear Garden

Detached Garage

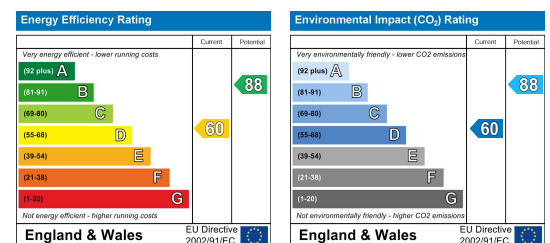
## Area Map



## 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 on or behalf of the property.



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