



## 22 Balniel Walk

Whelley, Wigan, WN1 3UU

**Offers In The Region Of £250,000**



Sapphire Homes are delighted to offer For Sale this well 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 entrance / hallway, downstairs W.C, living room with modern fire and surround with a through dining room / reception 2 to the rear elevation. The hallway also provides access to a separate modern fitted kitchen with door leading to the side elevation. To the first floor the landing area provides access to three well appointed bedrooms and a family bathroom with modern four piece suite in white with separate shower and bath. The third bedroom also has a staircase leading to an additional room which would make an excellent home office, playroom, study space or additional storage space. The property is warmed by Gas Central Heating and the property also benefits from UPVC double glazed windows and a tasteful décor. Externally the property is on a generous plot which has the possibility to extend the property subject to obtaining the necessary planning consent or can be continued to be utilised as immaculately maintained gardens. The property also has off road parking to the rear elevation which could be extended further to accommodate more vehicles and boasts a stunning frontage on to woodland that is on the border of the Haigh plantations. Early internal viewing are highly recommended to appreciate this wonderful property which is perfect for couple / family.



## GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

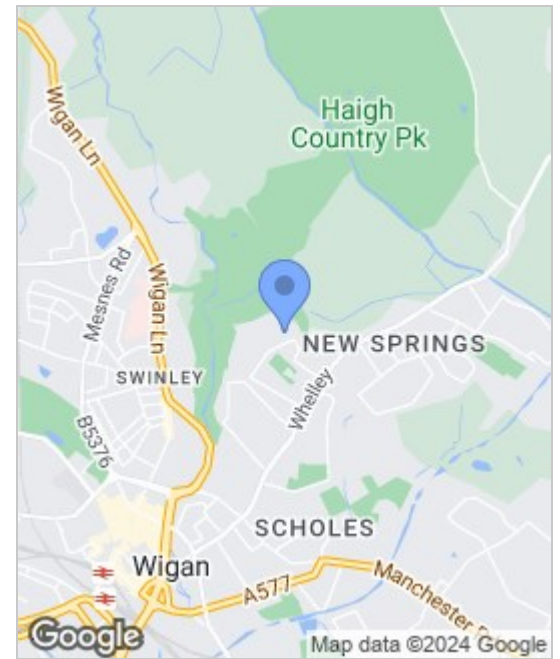
Bathroom

## EXTERNAL

Rear Garden

Garage

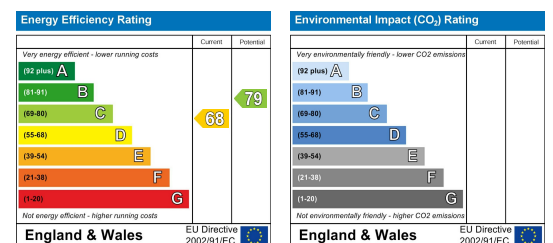
## Area Map



## 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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