



## 16 Howden Drive

Hawley Hall, Wigan, WN3 5JP

Offers In The Region Of £210,000



Sapphire Homes are delighted to offer For Sale this wonderfully maintained 2/3 bedroom semi detached family home which is located in a popular residential location that is within close proximity to local schools, amenities and transport links including the motorway network so will appeal to those requiring these facilities. The accommodation in brief comprises of a welcoming entrance / hallway leading to a generous lounge with feature fire and to the rear elevation there is an open plan conservatory with access to the rear garden. The hallway also provides access to a further reception room / bedroom, a family bathroom with modern three piece suite in white and there is a modern fitted kitchen / diner with access to the side elevation. To the first floor the landing provides access to two good sized bedrooms with storage to the eaves. The property is warmed by Gas Central Heating and also boasts a modern tasteful decor and UPVC double glazing throughout. Externally the property has a low maintenance front garden with off road parking, gated side access and a small lawn area with brick perimeter wall. To the rear elevation the garden enjoys a sunny aspect which is perfect for entertaining friends / family and has been landscaped with two large patio area, decking and perimeter fencing. There is also gated access to the driveway. Early internal viewing is highly recommended to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Conservatory

Kitchen

Bathroom

Reception Room / Bedroom 3

## FIRST FLOOR

Landing

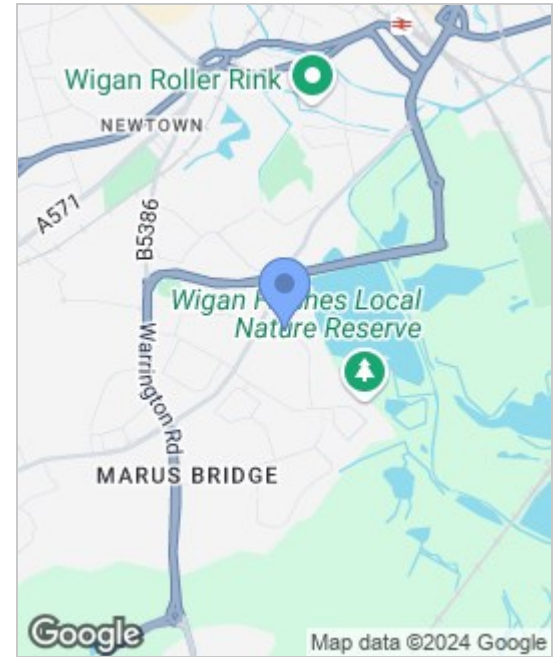
Bedroom 1

Bedroom 2

## EXTERNAL

Rear Garden

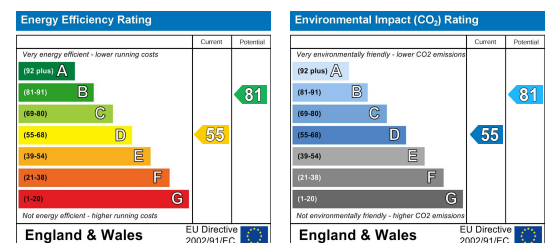
## Area Map



## 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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