



## 41 Severn Drive

Hindley Green, Wigan, WN2 4TW

Price £270,000



Sapphire Homes are delighted to offer For Sale this immaculately presented 3 bedroom semi-detached property which is ideal for families and couples alike and is situated in a quiet cul de sac in a much sought after location and offers close proximity to local schools, transport links and amenities. In brief the accommodation comprises of a porch which leads to a generous lounge with feature fire and to the rear elevation there is a large open-plan kitchen / dining / family room which is also open plan into an orangery. The kitchen also boasts an island which is utilised as a breakfast bar area and is of a high specification with integrated appliances with worksurfaces to compliment. To the first floor the landing provides access to three well appointed bedrooms and a family bathroom with recently installed three piece shower suite in white with large walk in shower. The property is warmed by Gas Central Heating and boasts a modern tasteful décor and UPVC double glazing throughout. To the front elevation there is a low maintenance garden which provides ample off road parking and to the rear there is a well maintained enclosed garden which is perfect for entertaining friends / family with composite decking, patio area, hot tub and shed offering useful storage. Early viewing is highly recommended to appreciate in full.



## GROUND FLOOR

Entrance / Porch

Lounge

Kitchen / Dining Family Room

Orangery

Bedroom 4 / Reception 3

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

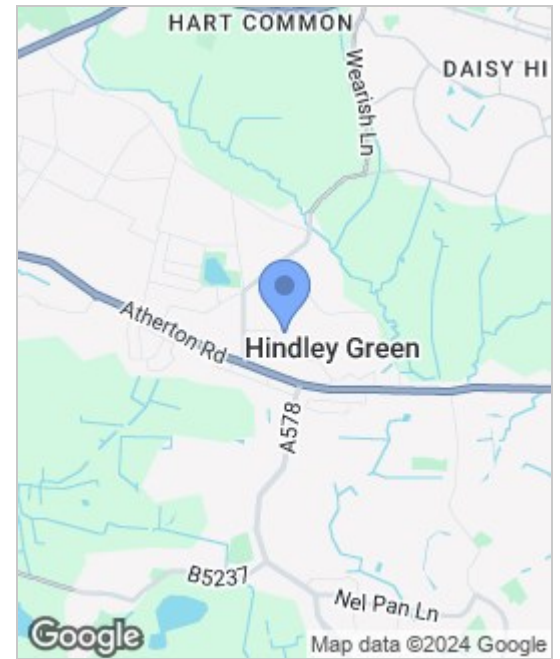
Bedroom 3

Bathroom

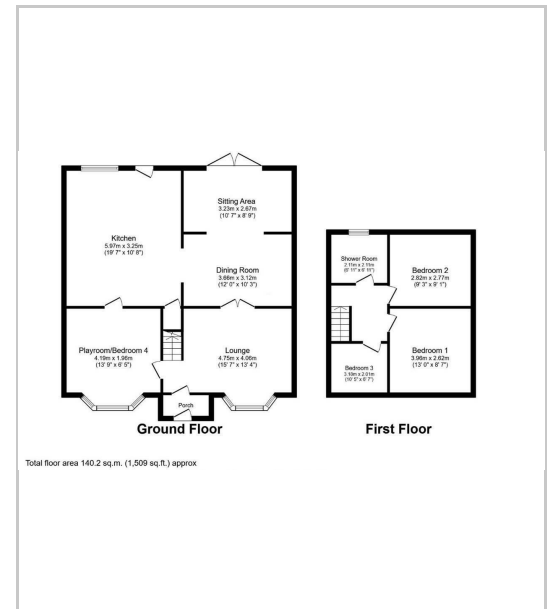
## EXTERNAL

Rear Garden

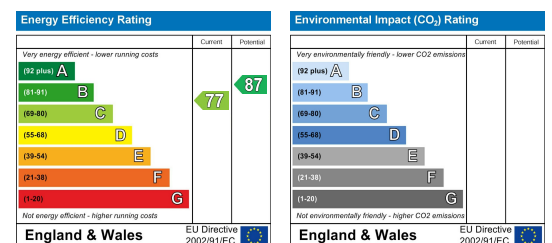
## Area Map



## 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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