



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

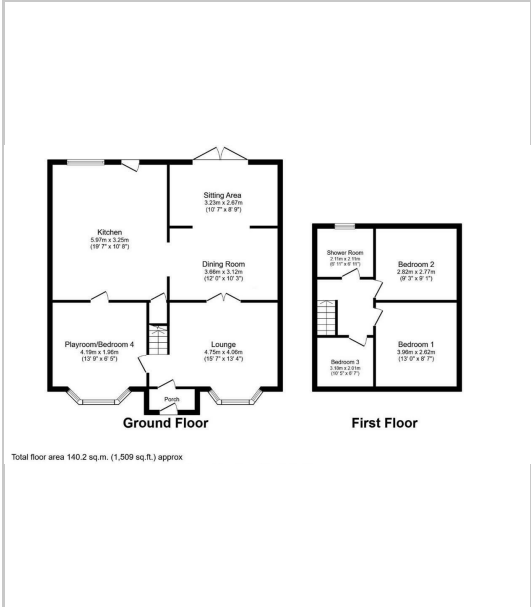
FIRST FLOOR

- Landing
 - Bedroom 1
 - Bedroom 2
 - Bedroom 3
 - Bathroom
- EXTERNAL
- Rear Garden

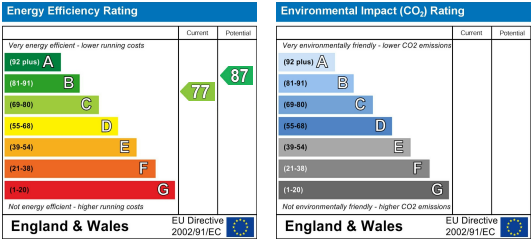
Area Map



Floor Plans



Energy Efficiency Graph



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