



## 30 Foundry Lane

Highfield, Wigan, WN3 6BZ

**Offers In The Region Of £340,000**



Sapphire Homes are delighted to offer For Sale this deceptively spacious 4 Bedroom detached family home that is situated in the popular area of Highfield which is in close proximity to excellent local schools, amenities and transport links for the North West including Pemberton Train station and a short drive to the M6 and the M58. The property is the old show home and offers well appointed living throughout with a South East facing rear garden making it perfect for those summer days with the family and also boasts double glazing and gas central heating throughout. In brief the accommodation comprises of entrance / hallway, W.C., generous lounge, fitted kitchen / diner and to the rear there is a large conservatory with doors leading out to the rear garden. The kitchen also provides access to a large games within the double garage conversion which could be utilised for a further reception room, home office, studio / home gym. The lounge also provides access to a further reception room with a store room to the rear which could also be utilised as a fourth bedroom. To the first floor a large landing offers access to 4 spacious bedrooms with the master boasting a large walk in dresser and ensuite, bedroom 2 also boasting an additional room which is ideal for children sharing bedroom spaces and there is a 3 piece family bathroom in white with shower over bath. Externally the property has an attractive street scene with off road parking for 2 cars, large mature trees and an additional grassed area / piece of land to the front elevation which offers potential for further use. To the rear there is a patio area, established lawn, well stocked borders and perimeter fencing with access to both side elevations. Early internal viewings are a must to appreciate this beautiful family home which is offered to market with No Upward Chain.



## Rear Garden

## A map of the area around Winstanley, showing roads like Ormskirk Rd, A571, B5386, and Warrington Rd, and locations like Pemberton, Newtown, Goose Green, and Vinstanley Park. A blue location pin is placed on the A571 road. The map includes the Google logo and the text 'Map data ©2025 Google' at the bottom.

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**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current: 71 Potential: 78

Legend: (92 plus) A, (81-91) B, (69-80) C, (55-68) D, (39-54) E, (21-38) F, (1-20) G

Not energy efficient - higher running costs

EU Directive 2010/31/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 71 Potential: 78

Legend: (92 plus) A, (81-91) B, (69-80) C, (55-68) D, (39-54) E, (21-38) F, (1-20) G

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