



9 Ashwood Avenue

Abram, Wigan, WN2 5YE

Offers In The Region Of £210,000



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this wonderfully presented 3 bedroom semi detached family home in popular residential location that is close to excellent local schools, amenities and transport links including the East Lancashire Road and motorway networks. The accommodation briefly comprises of porch, entrance / hallway, generous sized lounge and to the rear there is a recently installed modern fitted kitchen / dining room with French doors leading to the rear garden. To the first floor the landing provides access to 3 good sized bedrooms and a family bathroom with recently installed modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also boasts Double Glazing throughout as well as a modern and tasteful decor. Externally the property has ample off road parking to the side elevation which leads to a detached double garage to the rear and the front garden is low maintenance with perimeter fencing. To the rear there is an established lawn, patio area which can also be used as additional parking, well stocked borders and perimeter fencing. Early viewing is highly recommended to appreciate this wonderful family home in full.



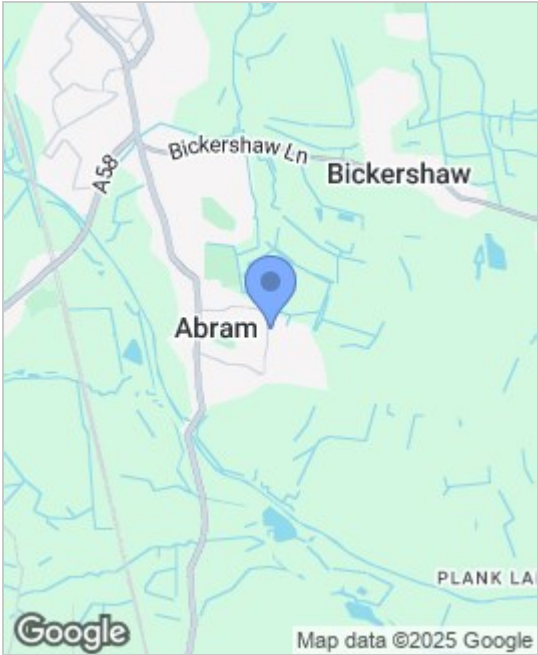
GROUND FLOOR

- Porch
- Entrance / Hallway
- Lounge
- Kitchen / Diner
- FIRST FLOOR

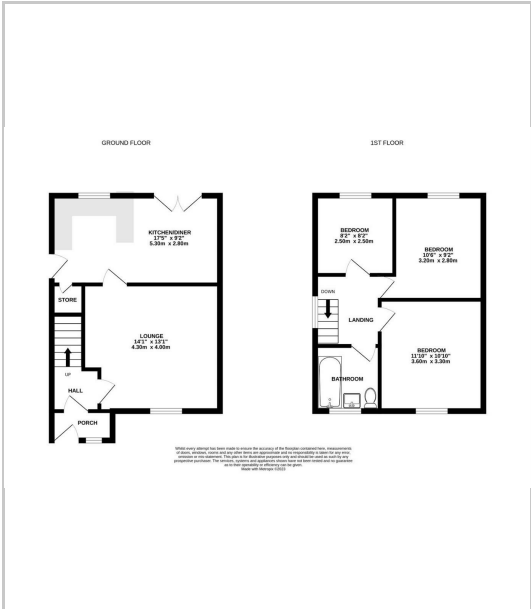
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- EXTERNAL

- Rear Garden
- Detached Double Garage 19'9" x 17'7" (6.02m x 5.37m)

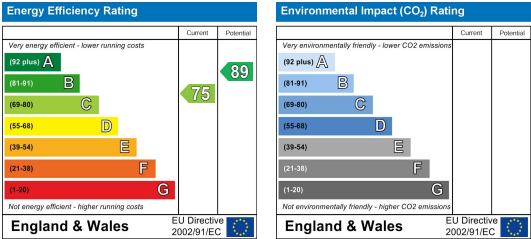
Area Map



Floor Plans



Energy Efficiency Graph



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