



23 Jennings Park Avenue

Abram, Wigan, WN2 5YQ

Offers Over £315,000









It is with great pleasure that Sapphire Homes are in a position to offer For Sale this wonderfully presented 4 bedroom 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 entrance / hallway leading to a generous sized lounge to the rear elevation with feature fireplace, dining room / reception 2, separate modern fitted kitchen / diner with French doors leading to the rear garden and a W.C. and playroom / store room which is within a partial garage conversion which is currently used as a home gym area. To the first floor the landing provides access to 4 double sized bedrooms with the master benefitting from an ensuite shower room and dressing area, bedroom 2 also boasting an ensuite shower room and a family bathroom with modern three 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 décor. Externally there is an integral garage which has been partially converted but still provides useful storage and to the front elevation there is ample off road parking, lawn, well stocked borders and access to the side elevation. To the rear is an impressive and landscaped garden with perimeter fencing, elevated patio terraced and to the lower elevation there is a private aspect, well stocked borders and artificial lawn. Early viewing is highly recommended to appreciate this wonderful family home.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining / Reception 2

Kitchen / Diner

W.C.

Gym / Store

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

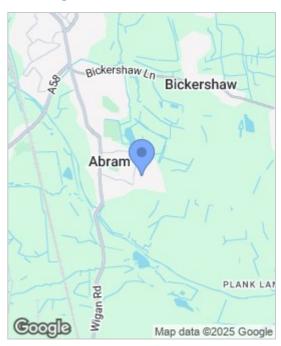
Bathroom

EXTERNAL

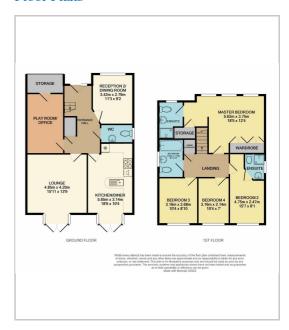
Rear Garden

Garage

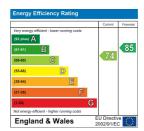
Area Map

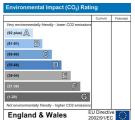


Floor Plans



Energy Efficiency Graph







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