



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

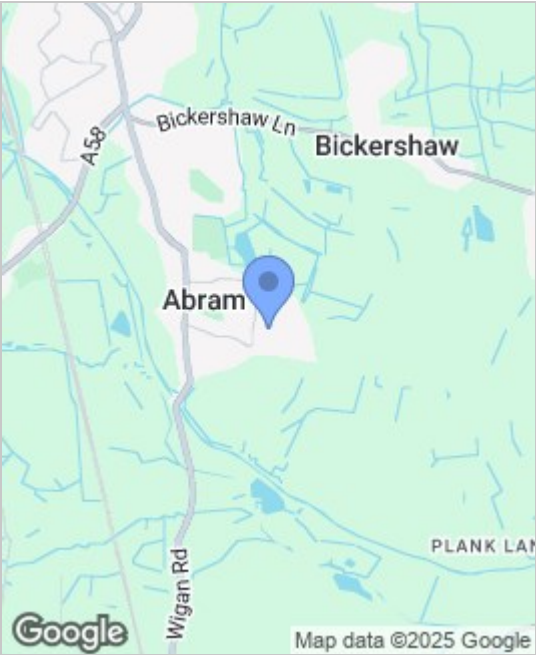
FIRST FLOOR

- Landing
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom

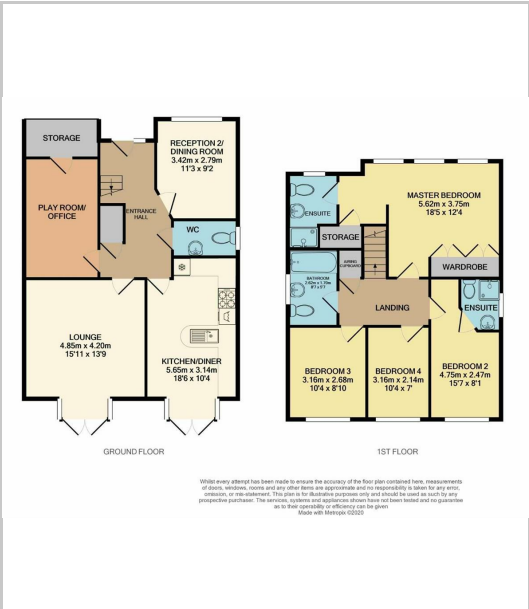
EXTERNAL

- Rear Garden
- Garage

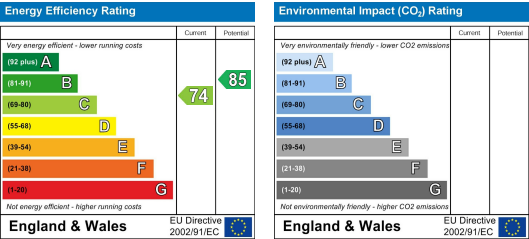
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in relation to the property.

