



## 75 Martland Crescent

, Wigan, WN6 8QD

**Price £239,999**



Sapphire Homes are delighted to offer For Sale this wonderfully presented two bedroom extended semi detached dormer bungalow that is situated in a popular residential location, close to local amenities, schools and transport links as well as a brief walk from countryside walks and the Leeds Liverpool canal. The accommodation in brief comprises of entrance / hallway leading to a generous living area with through dining area, extended modern fitted kitchen / diner with door leading to side elevation and there is a family bathroom with modern three piece bathroom suite in white with shower over bath. To the first floor of the property the landing area provides access to two generous double bedrooms and there is storage to the eaves spaces. The property is warmed by Gas Central Heating and boasts UPVC double glazing and doors throughout, neutral flooring and a modern tasteful décor throughout. Externally to the front / side elevation there is a driveway providing off road parking which leads to a detached garage and a low maintenance front garden area. To the rear the garden enjoys a sunny aspect and is perfect for entertaining friends and family with a decking area, established lawn, well stocked borders and perimeter fencing. This wonderful family home must be internally viewed to be appreciated in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area / Reception 2

Kitchen / Diner

Family Bathroom

FIRST FLOOR

Landing

Bedroom 1

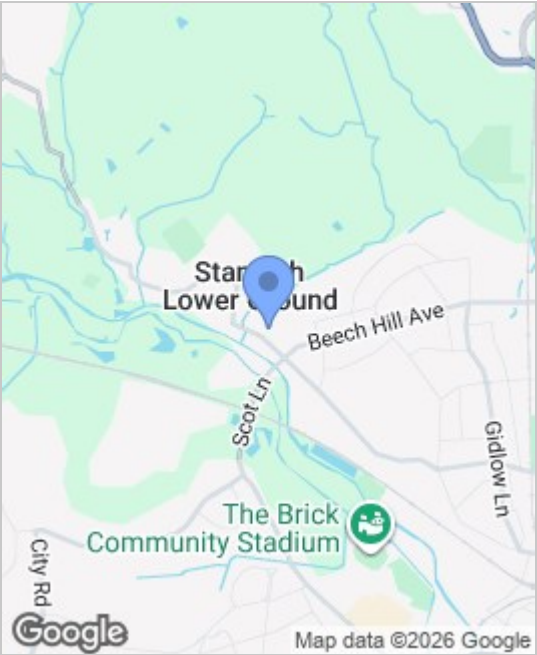
Bedroom 2

EXTERNAL

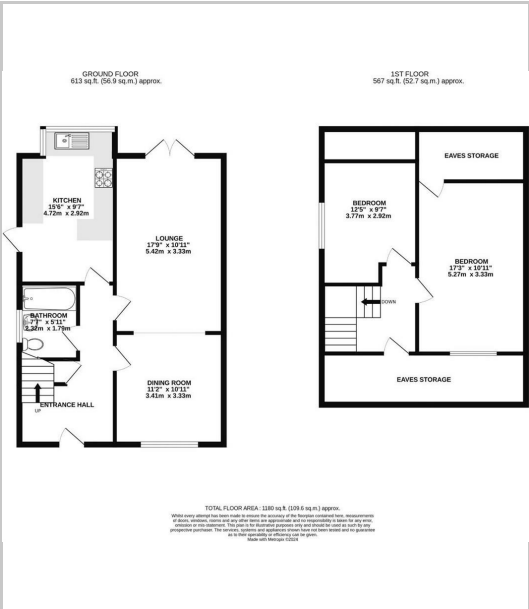
Detached Garage

Rear Garden

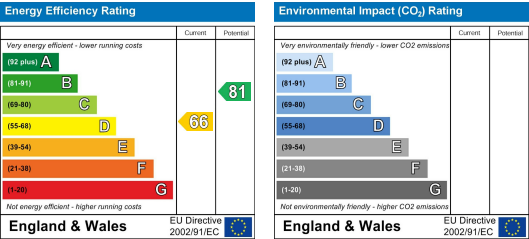
Area Map



Floor Plans



Energy Efficiency Graph



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