



## 40 Bakersfield

Aspull, Wigan, WN2 1BU

**Price £230,000**



Sapphire Homes are delighted to offer For Sale, this modern and immaculately presented 3 bedroom mid mews property located in the popular area of Aspull and offers stylish and contemporary living whilst also being close to excellent local amenities, including good schools, parks, and easy access to transport links. Wigan town centre and the M6 motorway are also within easy reach providing quick connections to Manchester and Liverpool. In brief the accommodation comprises a welcoming entrance / hallway, W.C., modern fitted kitchen with integrated appliances and to the rear elevation there is a generous living / dining room with French doors leading out to the rear garden. To the first floor the landing provides access to three well appointed bedrooms, with the master having fitted and there is a family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts UPVC double glazing throughout, a security alarm as well a stunning internal presentation and tasteful decor. Externally to the front elevation is a small artificial lawn, pathway and well stocked borders and there is off road parking for one vehicle. To the rear the garden enjoys a sunny and private aspect and has been recently landscaped with patio and seating area, artificial lawn, perimeter fencing and there is rear gated access. Early internal viewings are highly encouraged to appreciate this wonderful home.



## GROUND FLOOR

Entrance / Hallway

W.C.

Lounge / Diner

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

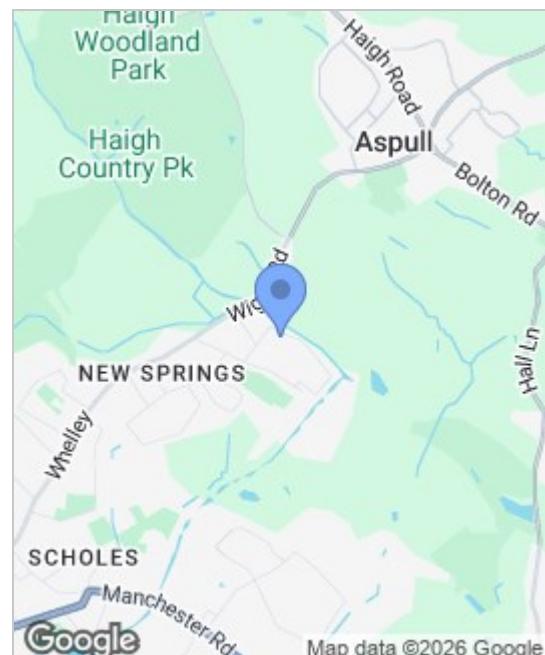
Bedroom 3

Bathroom

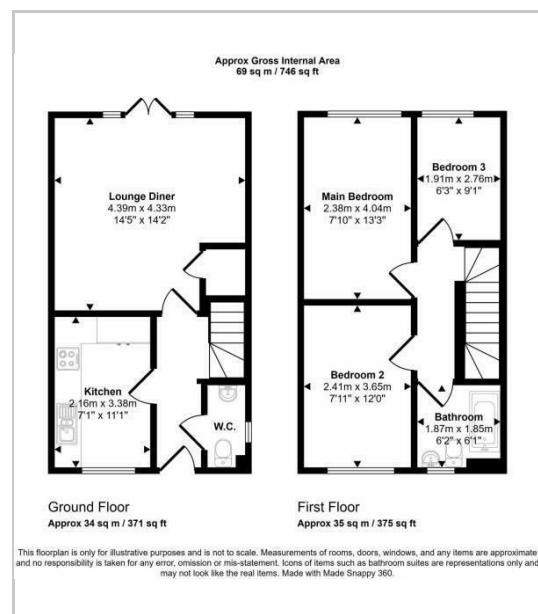
## EXTERNAL

Rear Garden

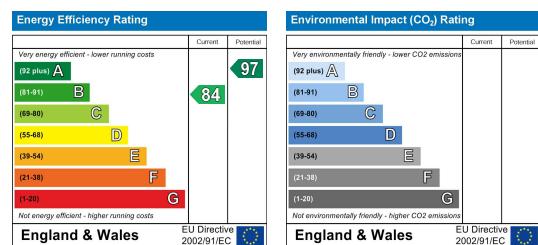
## Area Map



## 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 them as containing representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

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