



9 Sutherland Road

Hawley Hall, Wigan, WN3 5JG

Offers Over £250,000



Sapphire Homes are delighted to offer for sale this immaculately presented 3/4 bedroom extended semi detached family home situated in this popular residential area that is close to local amenities, excellent local schools and transport links including the M6 Junction 25. The accommodation briefly comprises of entrance / hallway which leads to a generous living area with modern fire and surround, separate reception 2 / bedroom 4 / playroom and to there elevation there is a large single storey extension with family / dining kitchen which boasts a luxury modern fitted kitchen with integrated appliances and worksurfaces to compliment, separate utility room and doors leading to rear garden as well as a vaulted ceiling with Velux providing ample natural light. To the first floor the landing offers access to the three spacious bedrooms and there is a family bathroom with four piece suite in white with separate shower and bath. The landing also has a staircase leading to a converted loft room which would make a wonderful home office, playroom or additional storage. The property is warmed by gas central heating and benefits from UPVC double glazing throughout and a wonderful décor. Externally to the front elevation there is ample off road parking with access to the side elevation and to the rear the garden enjoys a sunny aspect which is perfect for entertaining friends / family and has had extensive landscaping with large patio areas, artificial lawn, well stocked borders with perimeter fencing and shed offering useful storage. Early internal viewing is highly recommended to fully appreciate this lovely family home.



GROUND FLOOR

Entrance / Hallway

Lounge

Playroom / Bedroom 4

Kitchen / Dining / Family Room

Utility Room

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

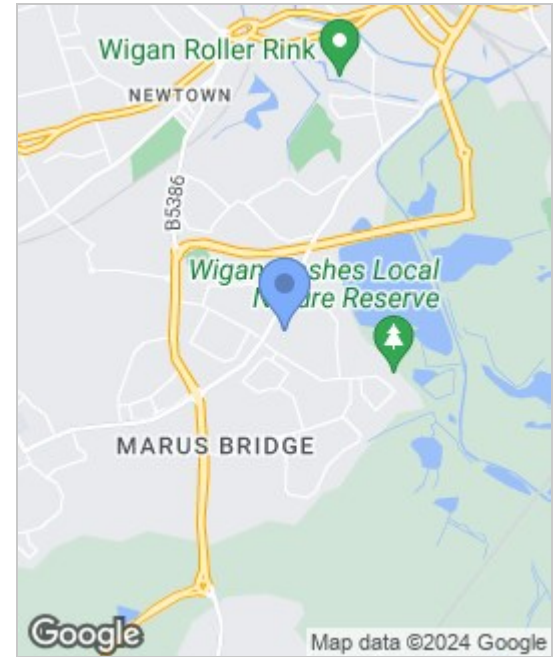
SECOND FLOOR

Loft Room

EXTERNAL

Rear Garden

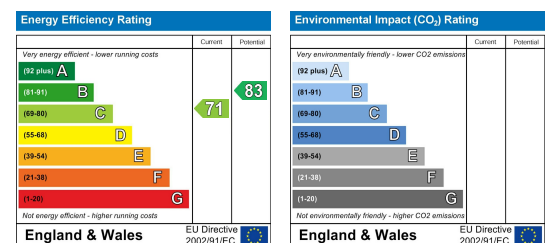
Area Map



Floor Plans



Energy Efficiency Graph



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