



22 Brecon Drive

Hindley Green, Wigan, WN2 4RX

Offers In The Region Of £179,995



Sapphire Homes are delighted to offer For Sale this well presented three bedroom semi detached family home that is positioned within a popular location and offers convenience to local shops and amenities and also offers close proximity to local schools as well as transport and commuter links. In brief the accommodation comprises a welcoming entrance hallway which leads into the well proportioned dual aspect lounge with through dining room and there is a modern fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to three well appointed bedrooms and there is a modern bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazing throughout. Externally to front elevation is an enclosed garden with perimeter fencing, lawn, well stocked borders and there is off road parking to the side elevation. To the rear the garden enjoys a sunny aspect and has a patio area, artificial lawn, well stocked borders and perimeter fencing. This excellent home would suit a range of buyers and early viewing is highly advised to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

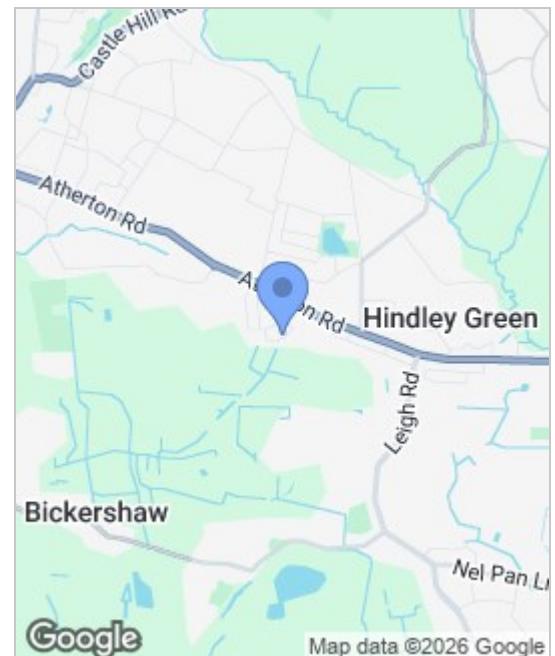
Bedroom 3

Bathroom

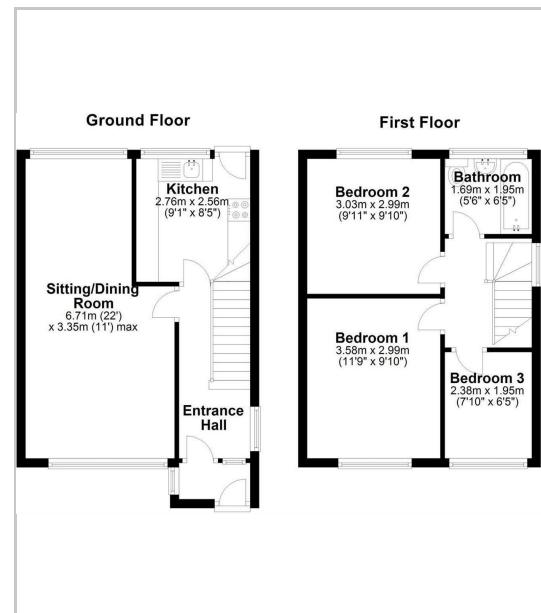
EXTERNAL

Rear Garden

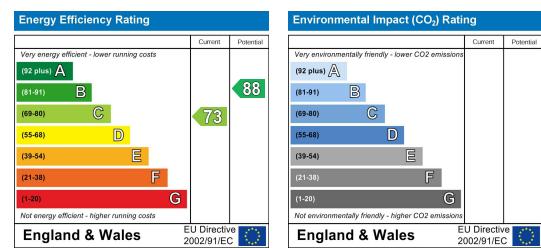
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of this property.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

specialists in sales, Lettings & Property Investments