



## 37 Girvan Crescent

Ashton-In-Makerfield, Wigan, WN4 0SS

**Offers In The Region Of £324,995**



Sapphire Homes are delighted to bring to the property market, this beautifully presented and newly refurbished 3/4 bedroom semi-detached property which has been extensively refurbished and is located in the heart of Garswood and offers close proximity to local schools, amenities and transport links including Garswood Train station as well as the East Lancashire Road and motorway networks all within easy reach. In brief the accommodation comprises of entrance / hallway, a good sized family lounge and a through second reception room and there is also an additional reception room which could be used as a fourth bedroom. The hallway also provides access to a brand new modern fitted kitchen. To the first floor there is a gallery landing which provides access to 3 well appointed bedrooms and a brand new 4 piece family bathroom benefitting from separate shower and bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful decor and UPVC double glazing throughout. Externally there is ample off road parking with a driveway to the front and side elevation which leads to a detached garage. The front also has a lawn and borders and to the rear there is an established lawn, stocked borders and perimeter fencing. Early internal viewings are essential on this property and it is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room

Kitchen

Bedroom 4 / Reception 3

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

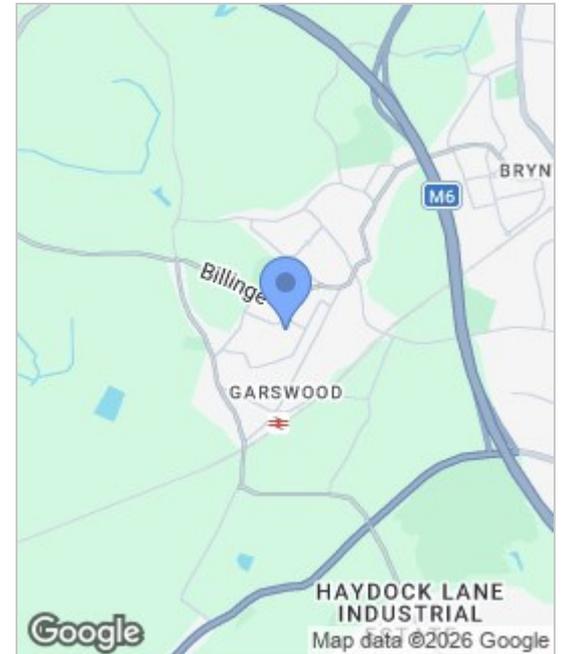
Bathroom

## EXTERNAL

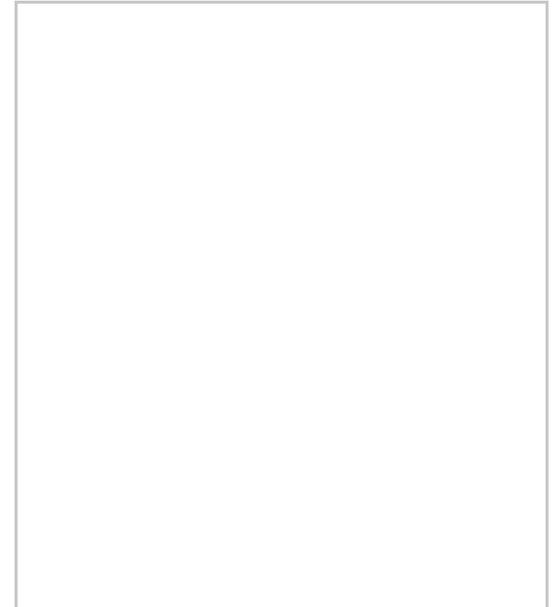
Rear Garden

Detached Garage

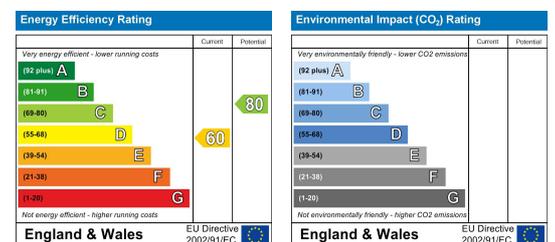
## Area Map



## Floor Plans



## Energy Efficiency Graph



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