

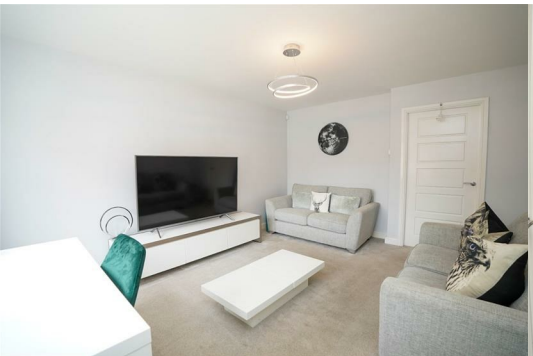
7 Old Vicarage Gardens

Platt Bridge, Wigan, WN2 3FS

Offers In The Region Of £189,950

3 2 1 B

Sapphire Homes are delighted to offer For Sale this wonderfully presented and recently built three bedroom semi detached family home located at the head of a quiet cul de sac in a popular residential location that is close to local schools, amenities and transport links and would be perfect for couple or family. The accommodation in brief comprises of entrance / hallway, downstairs W.C., generous living room and to the rear elevation is a modern fitted kitchen / diner with French doors leading out to the rear garden. To the first floor the landing provides access to three good sized bedrooms with the master benefiting from fitted robes and an ensuite shower room and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts a modern tasteful decor, fitted blinds and UPVC double glazing throughout. Externally to the front elevation there is allocated off road parking on the driveway for 2 vehicles and to the rear the garden enjoys a sunny private aspect with small patio area, large lawn and perimeter fencing. Early internal viewing is highly recommended to appreciate this wonderful property.







GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

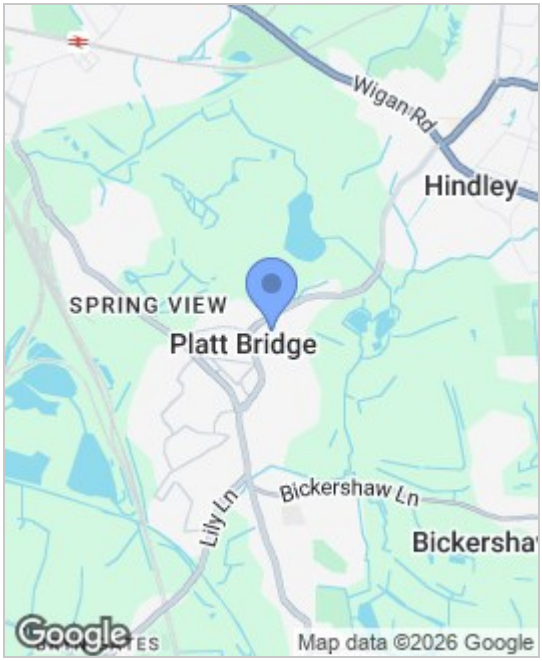
Bedroom 3

Family Bathroom

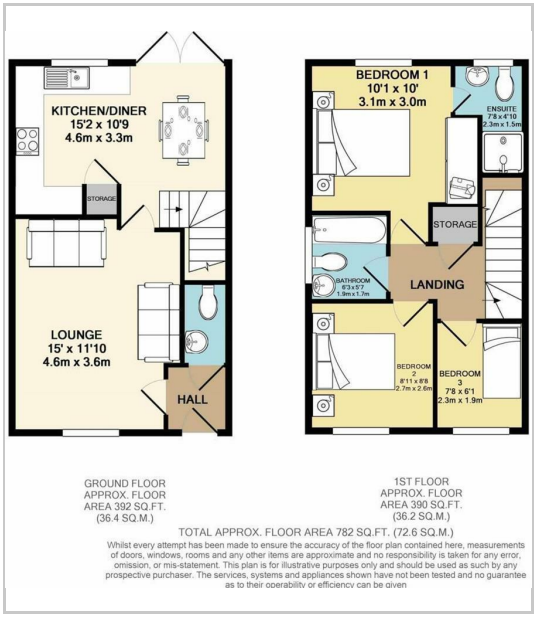
EXTERNAL

Rear Garden

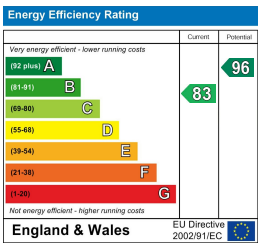
Area Map

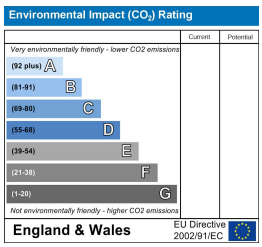


Floor Plans



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 statements of representation 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 the property.

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