



## 10 Monyash View

Hindley, Wigan, WN2 4NT

**Offers Over £400,000**



Sapphire Homes are delighted to offer For Sale this immaculately presented 4 bedroom detached family home in a quiet cul de sac which overlooks greenery and mature trees on a popular residential development that offers well appointed living and close to local schools, amenities and transport links including the motorway network and Hindley Train Station. In brief the accommodation comprises of a welcoming entrance / hallway, generous lounge with gas fire and surround which leads into a through dining area and the hallway also provides access to a luxury fitted kitchen with integrated appliances including a Neff double oven, quartz worksurface / backsplash lots of storage making it perfect for entertaining. Accessed from the kitchen is a utility room which mirrors the kitchen design and also boasts quart worksurface / backsplash & there is access to a downstairs W.C. as well as a door leading to the side elevation and door providing integral garage access. Beyond the kitchen and dining area to the rear elevation is an open plan orangery room which is used as additional living / dining area with French doors leading to the rear garden. To the first floor the landing provides access to 4 good sized bedrooms with three boasting fitted robes and the master has an ensuite with three piece shower suite in white. The landing also provides access to the family bathroom with a three piece suite in white with shower over bath. The property is presented to an exceptional standard throughout & boasts tasteful decoration, perfect fit blinds through most of the property, UPVC double glazing and is warmed by gas central heating with new boiler installed in 2021. Externally the property has a low maintenance front garden with lawn, borders & driveway leading to an attached garage. To the rear the garden enjoys a sunny aspect with patio area, established lawn, well stocked borders & perimeter fencing. Early internal viewing is highly recommended to appreciate in full.

GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room

Kitchen

Utility Room

W.C.

Orangery

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

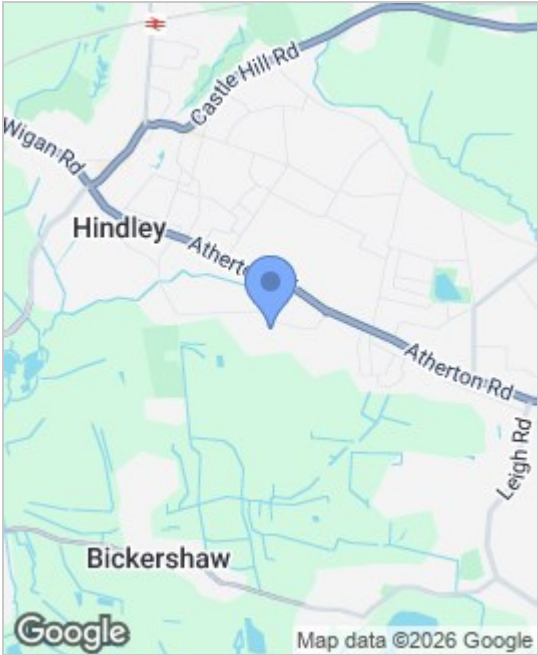
Bathroom

EXTERNAL

Rear Garden

Integral Garage

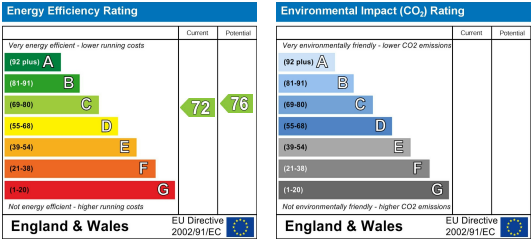
Area Map



Floor Plans



Energy Efficiency Graph



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