



1 Thornton Close

, Leigh, WN7 3NH

Asking Price **£299,950**



Located in a quiet and peaceful cul-de-sac and highly regarded location, Sapphire Homes are delighted to offer For Sale this wonderfully presented 3 bedroom extended semi detached family home. A short walk to Pennington Park the property is also close to local schools, amenities & transport links including the guided bus route for those requiring commuter links into Manchester as well as the East Lancashire road & motorways network. The accommodation briefly comprises of entrance hallway, generous lounge with through dining area and to the rear elevation there is a modern fitted kitchen which also provides access to the rear extension which is an additional reception room making it perfect for a family. To the first floor the landing provides access to three bedrooms, with the master benefitting from a small fitted shower area and there is a family bathroom with three piece suite. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing throughout and a tasteful decor. Externally there is a driveway to the front elevation providing off road parking for 2 vehicles in addition to a well maintained garden with established borders, lawn area & access to the side elevation. To the rear, the garden enjoys a sunny aspect which is perfect for BBQ's and entertaining friends & family during the summer months. There is a large patio area, established lawn, well stocked borders, shed providing useful storage & perimeter fencing. Cherished by the same family since being built the property is ready for its next chapter. Viewing is a must to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

Reception 2

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

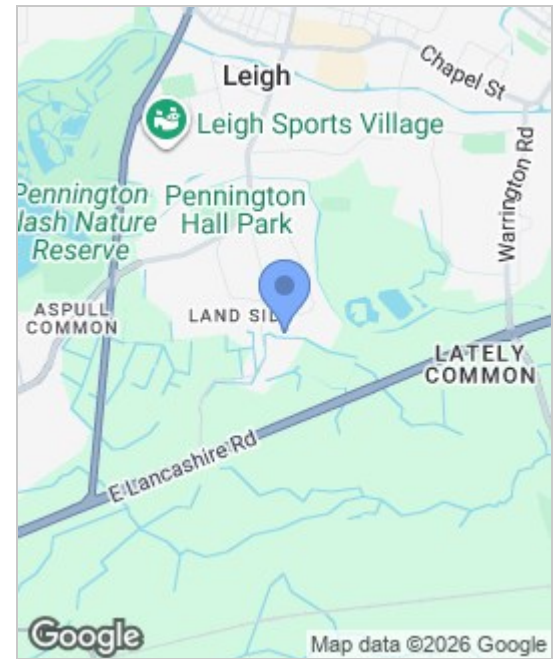
Bedroom 3

Bathroom

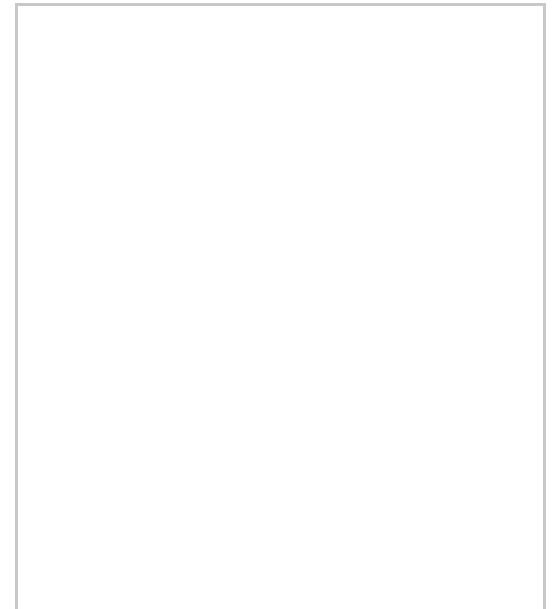
EXTERNAL

Rear Garden

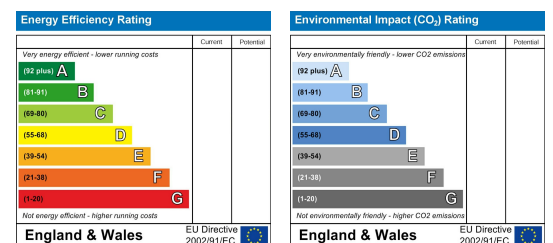
Area Map



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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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

specialists in sales, Lettings & Property Investments