



65b Booths Brow Road

Ashton-In-Makerfield, Wigan, WN4 0NG

Offers Over £520,000



Sapphire Homes are delighted to offer for sale this immaculately presented and recently built four bedroom executive detached family home affording well planned family accommodation with excellent square footage throughout whilst situated on a much sought after private development offering views towards a brook and woodland to the front and side elevation. The property also offers excellent positioning for local schools, amenities and transport links including a few minutes drive from the M6 making it perfect for those requiring commuter links. The accommodation briefly comprises of a welcoming entrance / hallway, ground floor cloaks W.C., spacious lounge and to the rear elevation there is a large open plan family / dining area with Bi-fold doors to the rear elevation and an open plan modern fitted kitchen with integrated appliances which leads to a utility room with access to the side elevation. To the first floor there is a generous landing with stunning oak and glass staircase with feature lighting and access to four good size bedrooms with two benefitting from ensuite shower suites and a family bathroom with modern three piece suite in white. The property is warmed by Gas Central Heating and also benefits from double glazing throughout and a beautiful internal décor which only helps to compliment this wonderful home. Externally to the front elevation there is a driveway providing ample off road parking which leads to a double garage and there is access to the side elevations. To the rear there is a large artificial lawn, perimeter fencing, well stocked borders, patio area and composite decking and is perfect for entertaining family and friends in the summer months but also offers wonderful potential for further landscaping with an additional plot accessible via wrought iron staircase. Early internal viewing is a must to appreciate this beautiful family home in full.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Dining / Family Room

Utility Room

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Ensuite 2

Bedroom 3

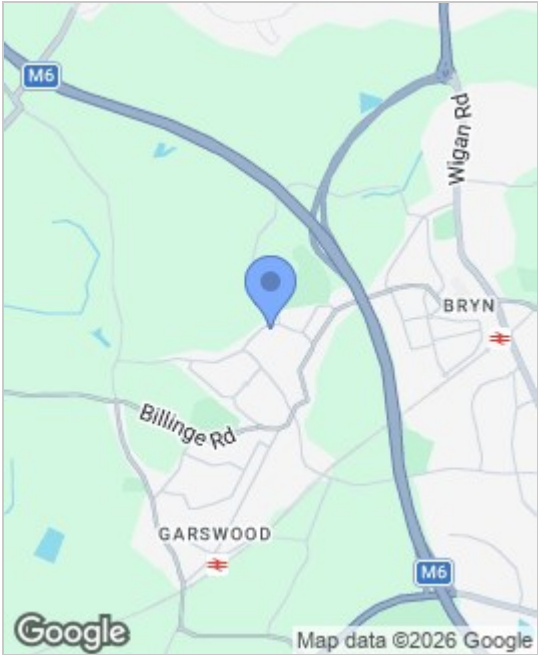
Bedroom 4

Bathroom

EXTERNAL

Rear Garden

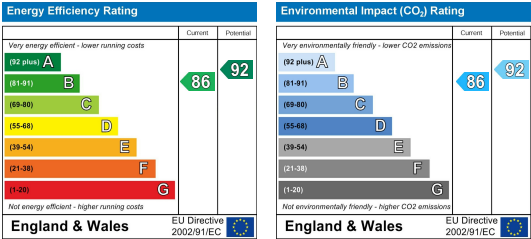
Area Map



Floor Plans



Energy Efficiency Graph



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