



14 Maypole Crescent

Abram, Wigan, WN2 5YN

Price £235,000



Located in a popular residential area it is with great pleasure that Sapphire Homes are in a position to offer For Sale this wonderfully presented 3 bedroom semi detached family home overlooking the local park so perfect for families and offers close proximity to local schools, amenities and transport links including the East Lancashire Road and motorway networks. The accommodation briefly comprises of entrance hallway, W.C., modern fitted kitchen, home office / playroom and to the rear elevation there is a generous living & dining area with french doors leading out to the rear garden area. To the first floor the landing provides access to 3 well appointed bedrooms with the master benefitting from an en-suite shower room with three piece shower suite and there is a family bathroom with modern three suite in white. The property is warmed by Gas Central Heating and also boasts Double Glazing throughout as well as a modern and tasteful décor. Externally, to the front elevation is off road parking for two vehicles and access to the side elevation. The rear the garden enjoys a sunny aspect with perimeter fencing, large Indian stone patio and shed offering useful storage. The property will appeal to couple or family and early viewing is highly recommended to appreciate in full.



GROUND FLOOR

Entance / Hallway

W.C.

Lounge / Diner

Kitchen

Office / Playroom

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

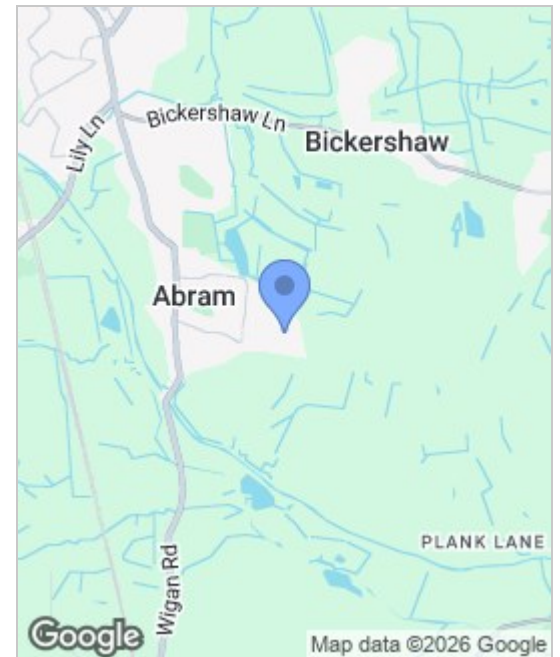
Bedroom 3

Bathroom

EXTERNAL

Rear Garden

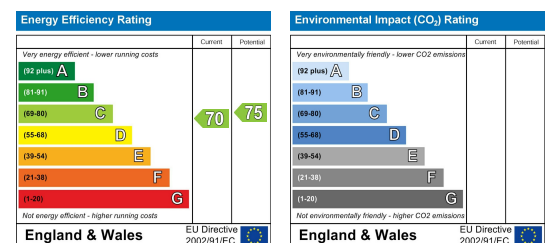
Area Map



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.



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