



## 28 Blackthorn Avenue

, Wigan, WN6 7SA

**Price £180,000**



Sapphire Homes are delighted to offer For Sale this wonderfully presented 4 bedroom semi detached family home that is located in a sought after area of Beech Hill and offers close proximity to local schools, amenities and transport links. The property has a tasteful décor throughout and offers a modern standard of living which excellent value for money. In brief the property comprises of a entrance / vestibule, generous lounge and to the rear elevation is an open plan modern fitted kitchen / dining room with French doors leading to the conservatory with access to the rear garden. To the first floor the landing provides access to two double bedrooms, and smaller bedroom / office room and there is a family bathroom with modern three piece suite in white with shower over bath. To the second floor is a further bedroom. The property is warmed by Gas Central Heating and also boasts a modern tasteful décor and UPVC double glazing throughout. To the front elevation is a driveway which provides ample off road parking and there is gated access to the side elevation. To the rear there is a good sized garden which has artificial lawn area, perimeter fencing and patio area with a shed offering useful storage. The property is perfect for couple or family and early internal viewing is a must to appreciate in full.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

Conservatory

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

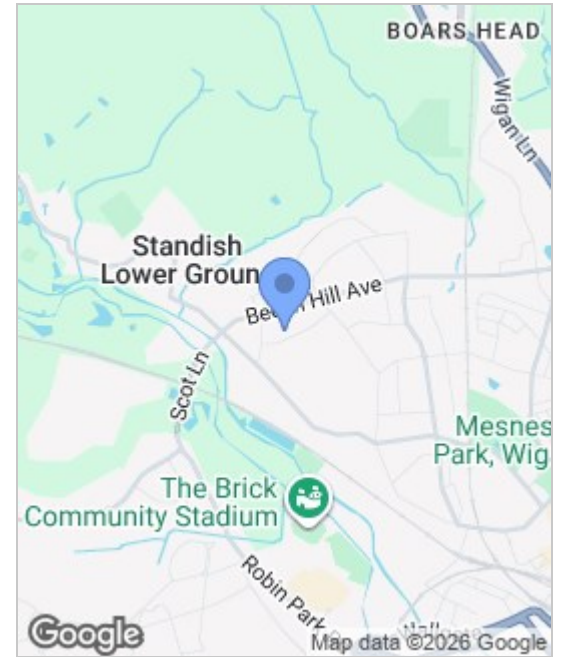
## SECOND FLOOR

Bedroom 4

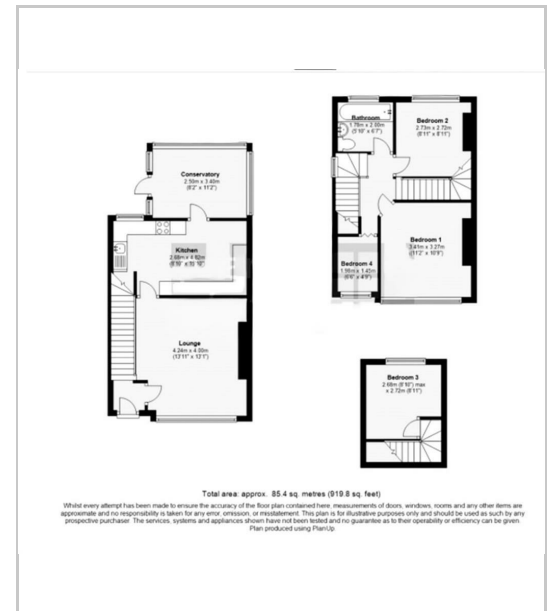
## EXTERNAL

Rear Garden

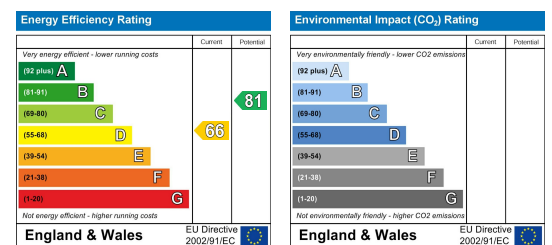
## Area Map



## Floor Plans



## Energy Efficiency Graph



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