

12 Applethwaite

Higher Ince, Wigan, WN2 2EE

Offers In Excess Of £200,000

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Sapphire Homes are delighted to offer For Sale this immaculately maintained and skilfully extended 3 bedroom semi detached family home within a quiet cul de sac location and a short walk from the Leeds Liverpool canal, and close to local schools, amenities and transport links. The accommodation briefly comprises of entrance / porch leading to generous living area leading to a modern fitted open plan kitchen / dining area to the rear elevation with access to the rear conservatory. To the first floor there are three good sized bedrooms with master bedroom benefitting from fitted robes and a family bathroom with modern three piece suite in white with shower over bath. Externally there is a garage with integral access and an office / playroom which is accessed externally from the rear elevation and offers lots of options for the potential buyer such as home office space, studio or playroom for children. The property is warmed by Gas Central Heating & benefits from a newly refreshed and tasteful decor, new flooring to the upstairs and UPVC double glazing throughout. Externally, the house is located on a generous corner plot and there is an attractive front and rear garden with off road parking via gates to the rear which has potential for further landscaping to make this a driveway for 2 vehicles. This property is perfect for a couple or family and early internal viewings are essential to appreciate this family home which is offered to market with No Upward Chain.





GROUND FLOOR

Entrance / Porch

Lounge

Kitchen / Diner

Conservatory

FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bedroom 3

Bathroom

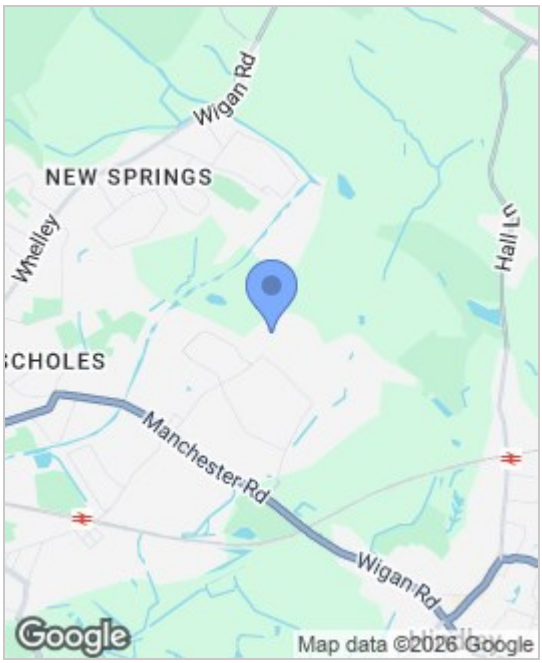
EXTERNAL

Garage

Playroom / Office

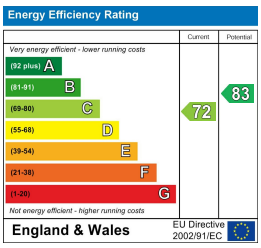
Rear Garden

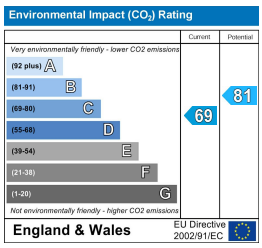
Area Map



Floor Plans

Energy Efficiency Graph





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