



## 3 Denton Grove

Orrell, Wigan, WN5 0HU

**Asking Price £200,000**



Sapphire Homes are delighted to be in a position to offer For Sale this well presented and extended 3 bedroom semi detached property that is located in a popular residential area and is close to local schools, amenities & transport links included the M6 and M58 motorway and all the networks this provides access too. The accommodation briefly comprises of entrance / hallway, welcoming lounge and to the rear there a further reception 2 / dining room with double doors leading to a generous fitted kitchen and door which leads out to the rear garden. To the first floor the landing provides access to three good sized bedrooms and a family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from double glazing throughout and a newly refreshed internal décor. Externally there is off road parking to the front elevation with driveway leading to a detached garage area and to the rear there is a large garden with patio area, established lawn with well stocked border and perimeter fencing. The property is perfect for couple / family and early internal viewing is highly recommended to appreciate in full. Offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

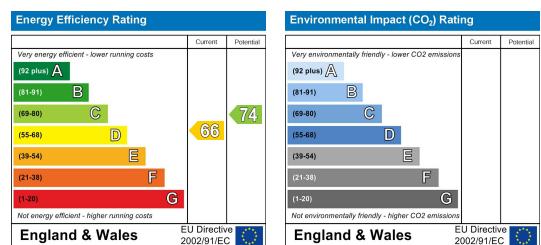
## Area Map



## 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 them as containing representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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