44 Davy Road

Abram, Wigan, WN2 5YX

Price £250,000

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It is with great pleasure that Sapphire Homes are in a position to offer For Sale this wonderfully presented 3 bedroom 3 storey semi detached family home in popular residential location that is close to excellent local schools, amenities and transport links including the East Lancashire Road and motorway networks. The accommodation briefly comprises of entrance / hallway, W.C. generous sized lounge with stunning media wall and French doors leading to the rear garden and to the front elevation is a modern fitted kitchen / dining room. To the first floor the generous landing provides access to 2 good sized double bedrooms and there is a family bathroom with modern three piece suite in white. To the second floor there is a large master bedroom with walk in robe area and ensuite with recently installed modern three piece shower 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 the property enjoys a sunny and private aspect with elevated views and is positioned in a quiet cul de sac location which is near to a small park which is perfect for a family and to the front / side elevation there is off road parking for 2 cars and planted borders. To the rear the garden has been expertly landscaped with large patio area, artificial lawn, raised borders, perimeter fencing and shed offering useful storage. The garden also boast a stunning garden room which is currently used as an additional living / bar area but could be converted to home office or home gym. This property is perfectly suited to couple or family and early internal viewing is highly recommended to appreciate this wonderful family home in full.

GROUND FLOOR

Entrance / Hallway

W.C.

Kitchen / DIner

Lounge

FIRST FLOOR

Landing

Bedroom 2

Bedroom 3

Family Bathroom

SECOND FLOOR

Landing

Master Bedroom

Walk in Robe Area

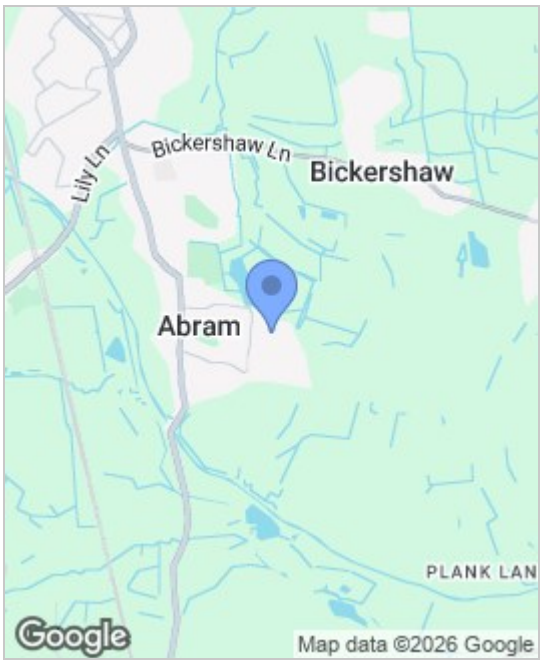
Ensuite

EXTERNAL

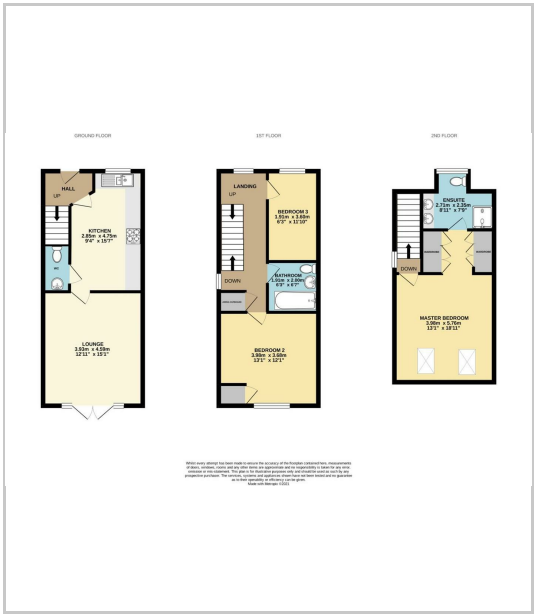
Rear Garden

Garden Room

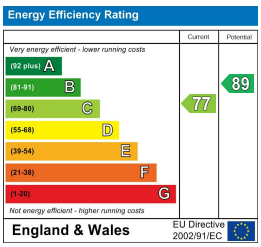
Area Map

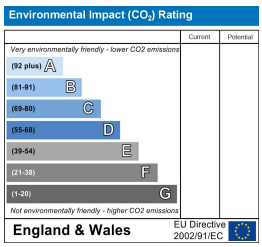


Floor Plans



Energy Efficiency Graph





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