



## 21 Ferndale Drive

Appley Bridge, Wigan, WN6 9BB

Price £269,500



Sapphire Homes are delighted to offer For Sale this wonderfully maintained 3 bedroom 3 storey semi detached property in well sought after location offering a quiet cul de sac position whilst being ideally situated in popular residential location that is close to local schools and amenities as well as transport links including Appley Bridge train station as well as M6 junction 27. In brief the accommodation comprises of a welcoming entrance / hallway, downstairs W.C and there is a well appointed living space with French doors to the rear garden and is open plan into a modern fitted kitchen / dining area with integrated appliances. To the first floor the landing provides access to 2 double bedrooms, one with walk in wardrobe and a family bathroom with shower over bath. To the top floor there is the Master Bedroom with ensuite shower room with walk in shower. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a modern tasteful décor throughout. Externally, to the front of the property is a small garden area and a driveway to the side elevation providing off road parking which leads to a detached garage. To the rear garden is well stocked with lawn, established and well stocked borders and there is a patio and a decking area. Early viewing is recommended to appreciate this wonderful home which is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Dining

## FIRST FLOOR

Landing

Bedroom 2

Bedroom 3

Family Bathroom

## SECOND FLOOR

Master Bedroom

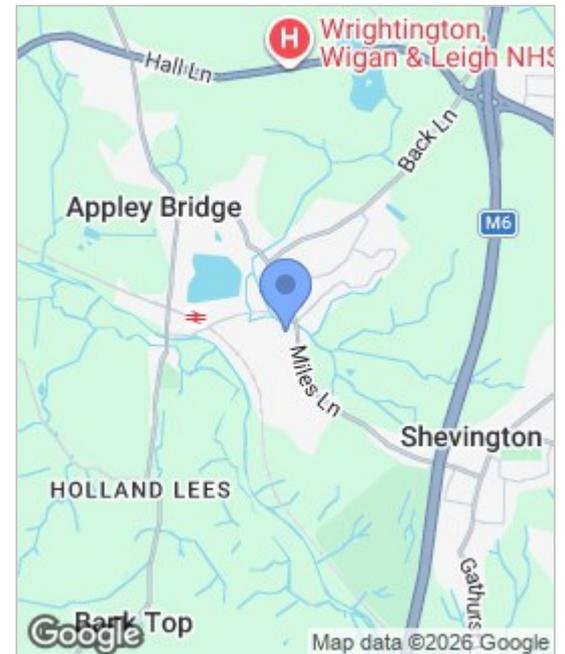
Ensuite

## EXTERNAL

Rear Garden

Detached Garage

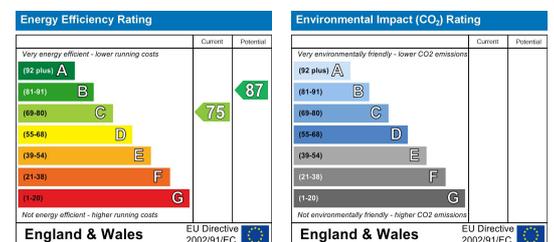
## Area Map



## 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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