



30 Martland Avenue

Shevington, Wigan, WN6 8EG

Offers Over £274,000



Sapphire Homes are delighted to bring to market this stunning and unique 5 bedroom semi detached family home in a much sought after location in the heart of Shevington that would be perfect for a large family offering both spacious and luxurious living throughout. The property is a short walk from excellent local schools, churches and local amenities and is also a short drive from Junction 27 of the M6 and the Train Stations of Gathurst and Appleby Bridge making it perfect for those requiring access to commuter links. In brief the accommodation comprises of entrance / hallway, living room, modern fitted kitchen / dining with integrated appliances and there is access to small utility room / sun room to the rear elevation. The hallway also provides access to two double bedrooms and there is a bathroom with three piece luxury shower suite in white. To the first flooring the landing provides access to a further three double bedrooms with walk in robe and there is a luxury family bathroom with modern three piece suite in white with large freestanding bath. Externally the front garden has a lawn area with driveway providing off road parking to the front / side elevation which leads to a detached garage. To the rear elevation the garden enjoys a sunny aspect which is perfect for entertaining friends / family and has been expertly landscaped with a porcelain effect patio area, artificial lawn and perimeter fencing. The property is warmed by gas central heating and boasts UPVC double glazing throughout as well as a modern neutral décor. This stunning home is perfectly suited to a family and early internal viewings are highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Utility

Bedroom 4

Bedroom 5

Downstairs Bathroom

FIRST FLOOR

Landing

Master Bedroom

Walk in Robe

Bedroom 2

Bedroom 3

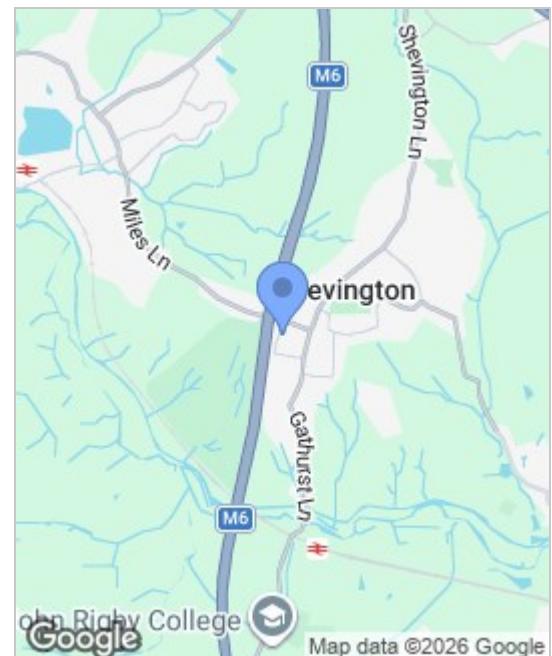
Family Bathroom

EXTERNAL

Rear Garden

Detached Garage

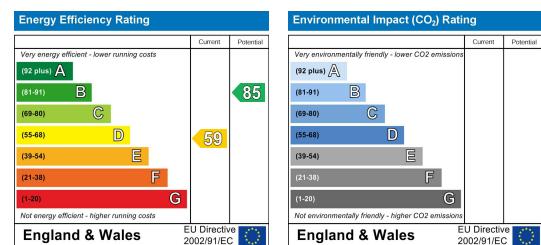
Area Map



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 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 this property.

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