



5 Kearnes Close

Abram, Wigan, WN2 5YR

Price £375,000



Sapphire Homes are delighted to offer For Sale this stunning 6 bedroom detached family home that is beautifully presented throughout and offers well appointed family living whilst being ideally situated for accessing local schools, amenities and transport links which are all within easy access. The property is also ideally located for local rural walks including the canal, Kingsdown flash and Bickershaw Country Park as well as there being two children's parks on the development. In brief the accommodation is arranged over three floors and comprises a welcoming entrance hallway, study, tastefully decorated dining room / reception 2, W.C, spacious lounge with French doors leading out to the rear garden and there is a stylish fitted kitchen/ diner with integrated appliances and door leading to the side elevation. To the first floor, the landing area gives access to four good sized bedrooms with the master bedroom benefiting from its own ensuite with three piece shower suite and fitted wardrobes. The landing also provides access to the family bathroom with three piece suite in white. To the second floor, you will find two further double bedrooms with one boasting its own ensuite with three piece shower suite and Velux windows afford ample natural light into the property. Externally the property has a generous driveway with ample off road parking with leads to a detached double garage and to the rear there is a beautifully landscaped garden with established lawn, water feature, elevated decking area which is perfect for entertaining friends and family in the summer months and there is perimeter fencing with access to the side elevation. Other benefits this property boasts include; electric car charging point, views over a small woodland area to the front elevation as well as being positioned within a quiet cul de sac which is perfect for families with children. Early internal viewing is a must to appreciate in full.



GROUND FLOOR

- Entrance / Hallway
- W.C.
- Lounge
- Kitchen / Diner
- Reception 2 / Dining Room
- Study / Playroom

FIRST FLOOR

- Landing
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom

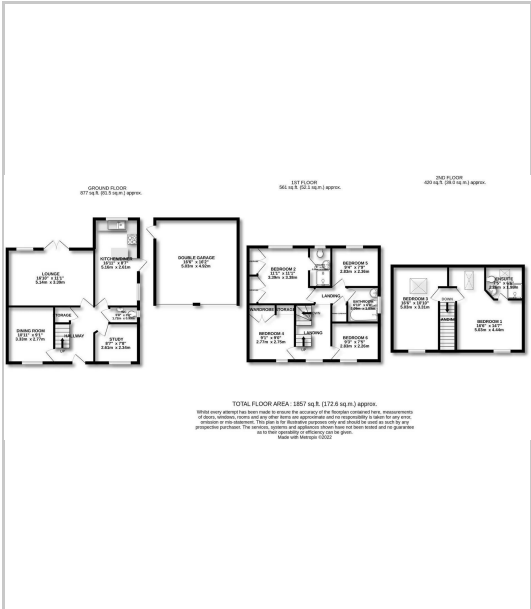
SECOND FLOOR

- Landing
 - Bedroom 5
 - Ensuite
 - Bedroom 6
- EXTERNAL
- Double Garage
 - Rear Garden

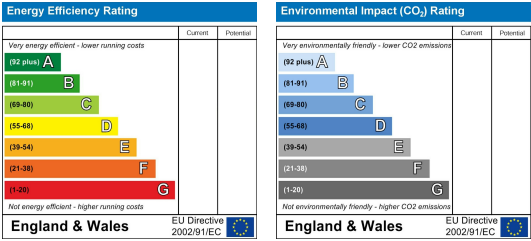
Area Map



Floor Plans



Energy Efficiency Graph



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