



## 15 Trent Drive

Hindley Green, Wigan, WN2 4TT

**Price £279,995**



Sapphire Homes are delighted to offer For Sale this well maintained and deceptively spacious three-bedroom extended detached freehold family home, ideally situated in a quiet cul de sac whilst offering well-proportioned living accommodation which is perfect for modern family life. Conveniently located, it is within close reach of local schools, amenities, transport links, including the motorway network and a 10 minute drive to Daisy Hill, Hindley and Atherton Train stations. Internally, the home is presented to a good standard throughout and briefly comprises: a welcoming entrance hallway, spacious lounge and a separate dining room and to the rear elevation there is a large orangery which is utilised as an additional reception room. The hallway and reception 2 also provides access to an extended modern fitted kitchen which has a utility area with breakfast bar and a stunning kitchen area with range cooker, worktops to compliment and door providing access to the rear garden. To the first floor, the landing leads to three well appointed bedrooms with two benefitting from fitted robes and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating throughout and also benefits from UPVC double glazing and a modern tasteful decor. Externally, the home offers off road parking leading to a car port which provides useful storage with gates and shutter to rear and both the front and rear is low maintenance. The rear garden enjoys a sunny aspect and features two patio areas, composite decking area, artificial lawn, perimeter fencing, and there is access to the side elevation. Early internal viewings are highly recommended to fully appreciate the space, location and quality of this detached family home.



GROUND FLOOR

- Entrance / Hallway
- Lounge
- Dining Room
- Orangery / Reception 2
- Kitchen

Utility Area

FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

EXTERNAL

- Rear Garden
- Car Port

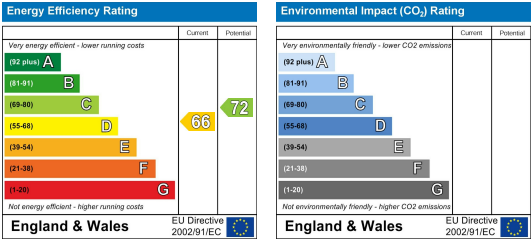
Area Map



Floor Plans



Energy Efficiency Graph



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