



Wordsworth Avenue, Wigan, WN1 2PH

Offers over £269,995

Stunning 3 bedroom extended semi-detached family home situated in this hugely desirable residential and is a short walk to highly acclaimed schools and walking distance of local amenities and transport links as well as a short walk to the Town Centre, Mesnes Park and Haigh Hall. The accommodation briefly comprises of entrance hallway, bay fronted sitting room, downstairs W.C., and to the rear of the property is a stunning open plan kitchen / dining / family living which has been integrated into the large family conservatory. To the first floor the landing area offers access to three good sized bedrooms with the master bedroom benefitting from built in robes and a family bathroom with a contemporary luxury three piece suite in white with shower over L shaped bath. The property is warmed by Gas Central Heating, and also benefits from Double Glazing throughout and a tasteful and neutral decor. Externally there is a driveway to the side elevation and a low maintenance front garden with brick built wall. To the rear, the garden has been expertly landscaped by the current owner to incorporate a two tier patio with railings ensuring safety is paramount for those with younger children and to the lower level is a generous lawn area, shed offering additional storage and well stocked borders with a range of mature trees, shrubs and flowers. To the side elevation there is also an artificial lawn area which is perfect for those with younger children. Early internal viewings are essential to appreciate this stunning family home.



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GROUND FLOOR

Entrance / Hallway

Accessed via front door with a welcoming entrance, laminate flooring, centre light fitment, wall mounted radiator, access hatch to under stairs storage, stairs leading to first floor accommodation and doors leading to the lounge, WC and to the rear is the open plan kitchen / kitchen / dining / family room.

Lounge

Bay fronted living room with UPVC double glazed window to the front elevation, wall mounted radiator, centre light fitment, carpeted flooring.

Kitchen / Dining / Family Room / Conservatory

Large family living / dining area with laminate flooring, UPVC Double Glazed Conservatory with fitted blinds, TV Point, Wall Light Fitments, Views over the Rear Garden

Kitchen Area

Fitted with a range of modern wall and base units with work top to compliment. Stainless steel sink with drainer and chrome mixer tap, integrated fridge / freezer, stainless steel electric oven with integrated microwave, electric hob with over the top extractor, chrome finish splash backs, inset spot light, breakfast bar area, laminate flooring, storage cupboard with plumbing for washing machine and additional storage space, UPVC double glazed window to the side elevation.

Downstairs W.C.

Two piece modern WC / Cloaks suite in white with low flush WC, floating sink with chrome mixer tap, tiled flooring, UPVC Double Glazed window to the side elevation, centre light, roller blind.

FIRST FLOOR

Landing

Generous landing area with doors leading to 3 bedrooms and the family bathroom. Centre light, carpeted flooring and loft access point.

Master Bedroom

To the rear elevation with UPVC double glazed window overlooking the rear garden, built in robes, inset spot lights, laminate flooring, wall mounted radiator.

Bedroom 2

To the front elevation with UPVC double glazed window, carpeted flooring, centre light and wall mounted radiator.

Bedroom 3

To the front elevation with UPVC double glazed window, carpeted flooring, centre light and wall mounted radiator.

Bathroom

Luxury 3 piece suite in white with shower over L Shaped panel bath, wall mounted floating basin with chrome mixer tap, low flush w.c., extractor fan, wall mounted chrome effect heated towel rail, UPVC double glazed window to the rear elevation, tile walls and tiled flooring, inset spot lights, wall mounted mirror.

EXTERNAL

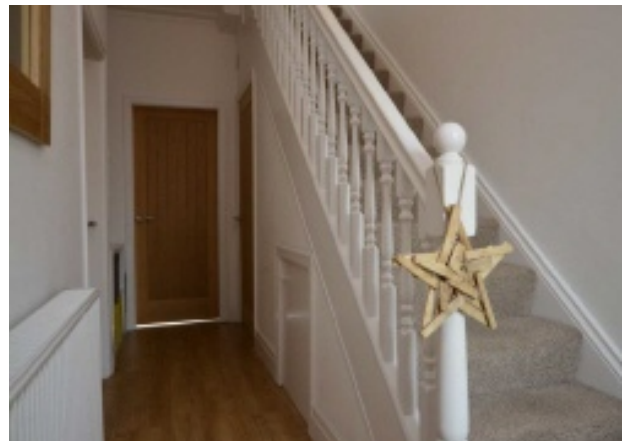
To the front elevation is a brick perimeter wall with a paved path leading to the front doors, low maintenance front garden with shrubs and hedge. To the side elevation is a paved driveway offering off road parking for 2 cars, side gate access leading to the rear garden. External wall mounted light fitment.

Rear Garden

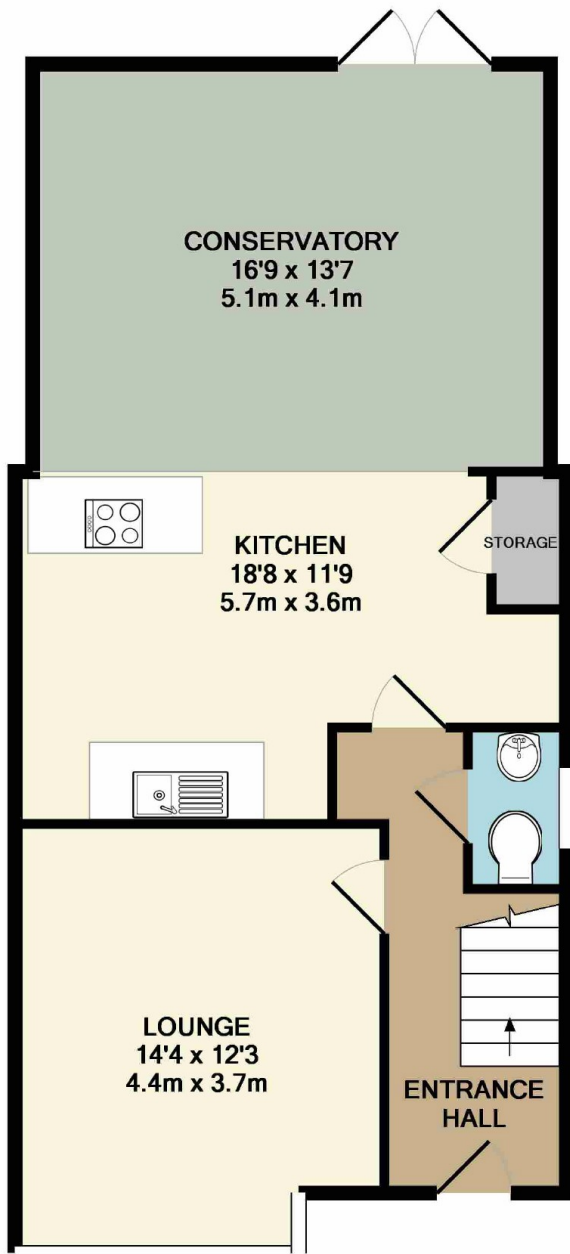
Expertly landscaped two tier patio area with wrought iron railings and gate system making it perfect for those with a family. To the lower level is a generous lawn area with well stocked borders. Shed offering additional storage. Wooden perimeter fencing. There is also a fitted water tap.

Side Garden

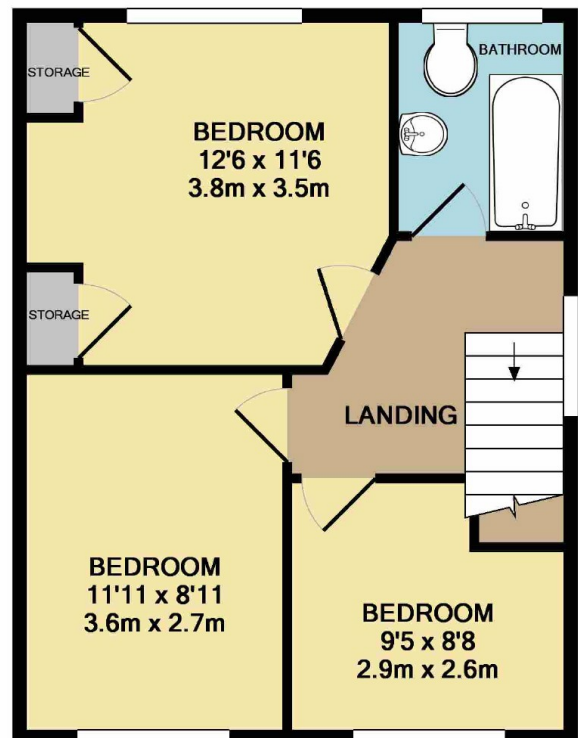
Segregated by small picket fence with artificial grass area.



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GROUND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (105.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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