



Westfield Grove, Whitley, Wigan, WN1 2QJ

Offers over £300,000

Impressive 5 Bedroom semi-detached property situated in the much sought after location of Whitley and offering close proximity to outstanding local schools, transport links and local amenities including walking distance of Mesnes Park, Haigh Hall and 15 minute walk to the Town Centre. The accommodation briefly comprises of entrance / hallway with a large front to rear lounge / dining room, modern fitted kitchen and a further reception room / dining room too the rear elevation. To the first floor the landing offers access to 5 double bedrooms with the master bedroom boasting a large 4 piece suite and fitted robes as well as a family bathroom with three piece suite and shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC Double Glazing throughout as well as a tasteful and modern decor. Externally there is ample off road parking leading to a garage which can easily accommodate a further vehicle and landscaped gardens to both the front and rear elevations with the rear having two patio areas, lawn area, greenhouse, shed and well stocked borders. Early Internal Viewings are highly recommended to appreciate this beautiful family home.

- Impressive 5 Bedroom Semi Detached
- Large Master Bedroom with Luxury Ensuite
- Off Road Parking
- Large Garage
- Quiet Cul de Sac Location
- Highly Desirable Area of Whitley
- Close to Outstanding Local Schools
- Close to Mesnes Park and Haigh Hall
- Perfect for Large Family

GROUND FLOOR

Entrance / Hallway

2.13m x 4.27m (7'0" x 14'0")

Entered via UPVC double glazed door, wall mounted radiator, coving, storage cupboard, carpeted flooring, stairs to the first floor accommodation, smoke alarm.

Lounge / Diner

7.62m x 3.96m (25'0" x 13'0")

Front to rear with UPVC double glazed window, coving, 2 x centre lights, two wall mounted radiators, fully carpeted, french UPVC doors leading to the rear garden.

Kitchen

3.35m x 3.35m (11'0" x 11'0")

To the rear elevation, UPVC double glazed window, fully fitted with range of wall and base units and works tops to compliment, chrome spotlights, below unit inset spot lights, part tiled walls, stainless steel extractor fan, stainless steel range cooker with gas hobs, one and a half stainless sink with mixer tap, space for a washing machine, space for a dishwasher and space for fridge / freezer, tiled flooring.

Reception 2

3.35m x 3.05m (11'0" x 10'0")

To the rear elevation, UPVC double glazed window, UPVC door to the side

elevation, wall lights, wall mounted radiator, carpeted flooring, door leading to the garage. Stairwell/ Landing

FIRST FLOOR

Landing

Fully carpeted, dado rail coving, smoke alarm, loft access.

Master Bedroom

5.18m x 3.35m (17'0" x 11'0")

To the front elevation, UPVC double glazed window to the front and side elevation, wall mounted radiator, coving, centre light, fully carpeted, door leading to the

Ensuite

2.13m x 1.52m (7'0" x 5'0")

To the side elevation, UPVC double glazed window, fully tiled walls, three piece suite in white, with power shower over the bath with a glass shower screen, wc, sink in vanity unit and chrome mixer tap, walnut effect vinyl floor.

Bedroom 2

3.96m x 3.66m (13'0" x 12'0")

To the front elevation, UPVC double glazed window, wall mounted radiator, coving, centre light, fully carpeted.

Bedroom 3

3.35m x 3.35m (11'0" x 11'0")



To the rear elevation, UPVC double glazed window, coving, centre light, wall mounted radiator, fully carpeted.

Bedroom 4 **3.35m x 2.13m (11'0" x 7'0")**

To the front elevation, UPVC double glazed window, wall mounted radiator, centre light, fitted wardrobes / storage, fully carpeted.

Bedroom 5

To the rear elevation, UPVC double glazed window, wall mounted radiator, coving, centre light, fully carpeted.

Bathroom **5.49m x 3.35m (18'0" x 11'0")**

To the rear elevation, UPVC double glazed window, three piece suite in white, fully tiled walls, vinyl floor, extractor fan, 2 x Centre Light Fitment.

EXTERNAL

Driveway leading to a integral garage with outside lighting. Off Road Parking for 3 Vehicles. Well stocked borders with brick perimeter wall and conifer trees to side perimeter.

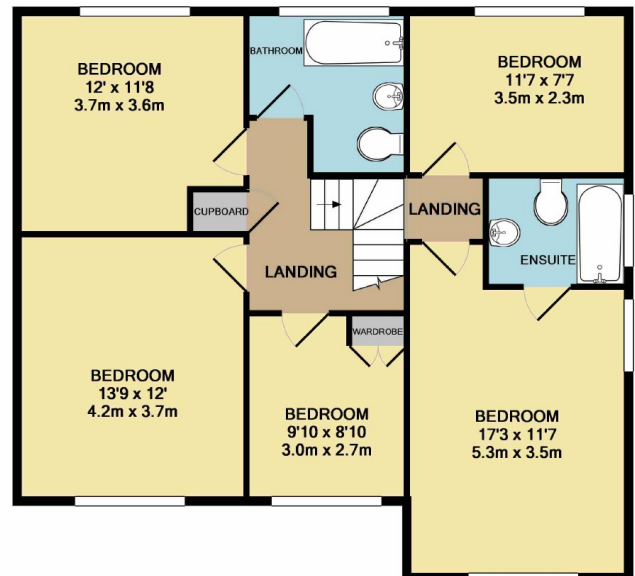
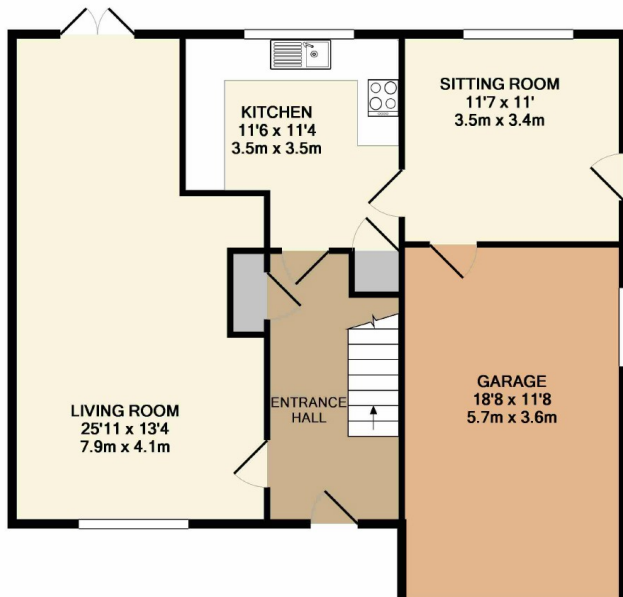
Integral Garage

Integral garage with Up and Over Door with Utility Area, Power and Lighting. UPVC double glazed window to side elevation.

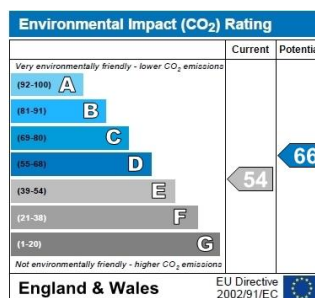
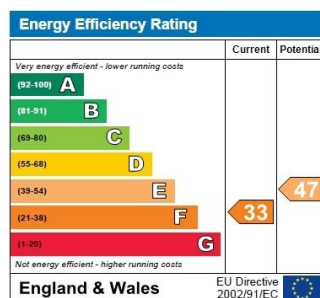
Rear Garden

To the rear of the property is a beautifully landscaped rear garden with large patio areas, wooden shed, greenhouse, well stocked borders, perimeter fencing and access via the side elevation.





TOTAL APPROX. FLOOR AREA 1737 SQ.FT. (161.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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