



**Whitley Crescent, Whitley, Wigan, WN1 2PP**

**O.I.R.O £260,000**

\*\*\*VIEWS OVER WHITLEY RESERVOIR\*\*\* We are delighted to offer For Sale this deceptively spacious bay fronted 3 bedroom semi detached family home which is considered to have one of the best views in Wigan and will be in huge demand. The property is ideally situated in this highly sought after area offering close proximity to Wigan Town Centre and Mesnes Park as well as a short walk to excellent local schools, amenities and transport links. The living accommodation comprises briefly of: porch / vestibule, entrance / hallway, lounge with bay window and lounge / reception 2 to the rear elevation with doors leading to the rear garden and separate fitted kitchen. To the first floor there is a landing area with access to all three bedrooms and family bathroom with three piece suite with shower over bath. The property is warmed by Gas Central Heating and benefits from double glazing throughout and the garage benefits from both front and rear access with a detached garage to the rear. To the front elevation the driveway offers off road parking for 2 cars with a well maintained garden comprising of brick built perimeter wall, well established lawn and well stocked borders. To the rear the property benefits from a good sized patio area, pond, wooden perimeter fencing, a lawn with well stocked borders and picturesque views over the reservoir. The property also has the added benefit of a security alarm. Internal viewing is highly recommended to appreciate this wonderful family home which is offered to market with no upward chain.



**Sapphire Homes (North) Ltd** 80 Market Street, Wigan, WN1 1HX  
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*Specialists in Sales, Lettings & Property Investments*



# Whitley Crescent, Whitley, Wigan, WN1 2PP

## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

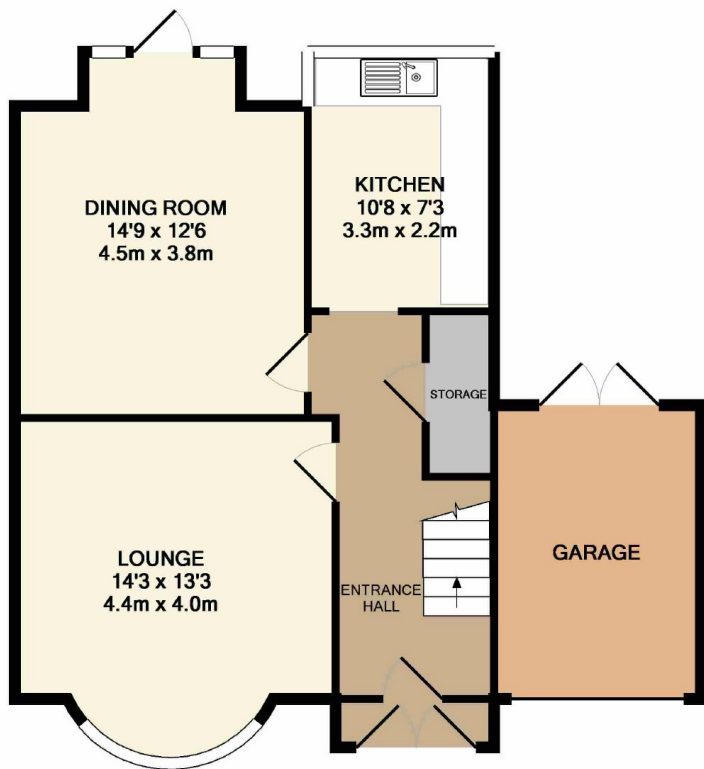
Rear Views



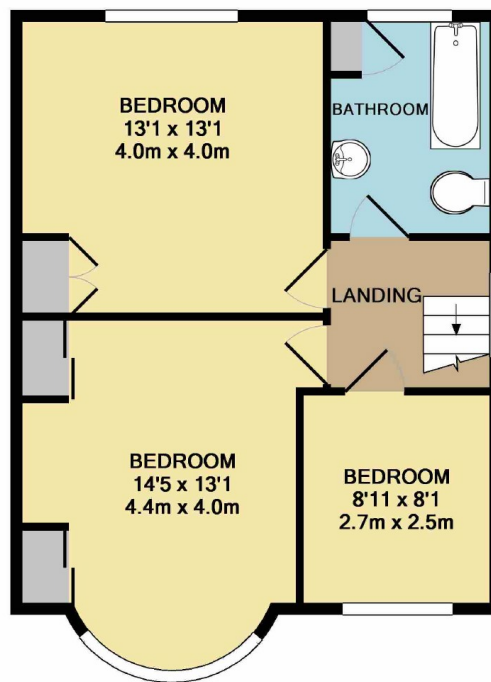
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GROUND FLOOR  
APPROX. FLOOR  
AREA 647 SQ.FT.  
(60.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 500 SQ.FT.  
(46.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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