



Laverick Grove, Highfield, Wigan, WN3 6GN

Offers over £270,000

Sapphire Homes are delighted to offer For Sale this stunning 4 Bedroom detached 1529 Sq Feet family home built in 2014 by reputable developer David Wilson Homes and is situated in the popular area of Highfield which is in close proximity to excellent local schools, amenities and transport links for the North West including Pemberton Train station and a short drive to the M6 and the M58. The property is still under warranty and has a stunning presentation throughout, South West facing rear garden making it perfect for those summer days with the family and also boasts a security alarm, double glazing and a new tasteful decor which all help to compliment this beautiful family home. In brief the accommodation comprises of entrance / hallway, generous lounge, utility room, downstairs WC and to the rear is a large open plan family / dining kitchen area with box feature window with the kitchen also boasting integrated appliances. To the first floor a large landing offers access to 4 double bedrooms with two benefiting from fitted robes and master with ensuite and a beautiful 4 piece family bathroom with separate shower and bath. Externally the property has an attractive street scene with off road parking for 2 cars leading to an integral garage, landscaped front garden with mature hedging, lawn area and side gate access. To the rear the owners have landscaped the garden with well stocked borders, a central feature patio area reaching into a generous lawn area and there is also a shed offering additional storage. Early internal viewings are a must to appreciate this beautiful family home.



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Specialists in Sales, Lettings & Property Investments

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GROUND FLOOR

Entrance / Hallway

Lounge 3.85 x 4.67m (12'8" x 15'4")

Kitchen / Dining / Family Room 5.84 x 4.78m (19'2" x 15'8")

Utility Room 2.87 x 1.72m (9'5" x 5'8")

W.C. 1.58 x 1.49m (5'2" x 4'11")



FIRST FLOOR

Landing

Master Bedroom 3.85 x 3.71m (12'8" x 12'2")

Ensuite 1.51 x 2.32m (4'11" x 7'7")

Bedroom 2 3.25 x 4.09m (10'8" x 13'5")

Bedroom 3 3.86 x 3.52m (12'8" x 11'7")

Bedroom 4 3.61 x 2.66m (11'10" x 8'9")

Bathroom 1.89 x 2.85m (6'2" x 9'4")



EXTERNAL


Rear Garden

Integral Garage



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	90
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(52-100) A			
(81-91) B			91
(65-80) C		81	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	