



**Brookfield, Parbold, Wigan, WN8 7JJ**

**Offers around £335,000**

**\*\*NO UPWARD CHAIN\*\*** It is with great pleasure that Sapphire Homes are in a position to offer For Sale this wonderfully presented 3 bedroom detached true bungalow located at the head of a quiet cul de sac in highly desirable part of Parbold and is a short walk to the Village as well as being in close proximity to local amenities and transport links including the M6 and Parbold Train Station. The accommodation in brief comprises of entrance / hallway leading to a large lounge with through diner, conservatory, recently fitted modern kitchen with access to the rear garden, newly installed 4 piece bathroom suite in white and there are 3 good sized bedrooms with 2 benefitting from fitted robes offering excellent storage. To the front elevation there is a flagged area providing ample off road parking leading to the garage and there is access to the side elevation. To the rear there is a generous mature garden which is perfect for the summer months and boasts large lawn areas, well stocked borders and secure perimeter fencing. The property also offers huge potential for extension to the side, rear or loft area subject to obtaining the necessary planning permissions. Early internal viewing is a must to appreciate in full.



# Brookfield, Parbold, Wigan, WN8 7JJ

## GROUND FLOOR

Entrance / Hallway

Lounge / Diner 6.38m x 3.32m (20'11" x 10'11")

Kitchen 2.95m x 2.62m (9'8" x 8'7")

Conservatory 2.85m x 2.66m (9'4" x 8'9")

Bedroom 1 3.73m x 3.06m (12'3" x 10'0")

Bedroom 2 3.67m x 3.11m (12'0" x 10'2")

Bedroom 3 2.47m x 2.44m (8'1" x 8'0")

Bathroom

## EXTERNAL

Garage

Rear Garden

Side Garden



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**Sapphire Homes (North) Ltd** 80 Market Street, Wigan, WN1 1HX  
T 01942 494944 F 01942 493301 E [info@sapphirehomes.co.uk](mailto:info@sapphirehomes.co.uk) W [www.sapphirehomes.co.uk](http://www.sapphirehomes.co.uk)

*Specialists in Sales, Lettings & Property Investments*



