



Hall Lane, Wrightington, Wigan, WN6 9EL

Offers around £335,000

Sapphire Homes are delighted to offer For Sale this exceptional 5 Bedroom Semi Detached double-fronted period property that is overflowing with character and charm as well as square footage making it perfect for a large or growing family. The property is located in the highly desirable area of Wrightington, whilst being conveniently located for local amenities and only a short drive to the M6 Junction 27. The property is also in the catchment area for outstanding local schools including Parbold Douglas and Bishop Rawstorne which will certainly add to its appeal to families. The accommodation briefly comprises of porch, leading to a generous entrance / hallway with seating area, w.c. / cloakroom, bay fronted living room with duel fuel burner, modern fitted kitchen / breakfast room with separate utility room and there is also a large dining room with French doors leading to the conservatory. To the first floor the generous landing offers access to 5 spacious bedrooms with the master bedroom having an ensuite shower room and 4 bedrooms boasting fitted robes and the family bathroom with a modern 3 piece suite in white incorporating a shower over bath. The property is warmed by Gas Central Heating and benefits from UPVC double glazing throughout along with a modern tasteful decor and security alarm. Externally the property is on a good sized plot with beautifully maintained gardens. To the front elevation there is a gated driveway leading to the single garage and there is off road parking for 3/4 cars, a hedge perimeter and access to the side elevation. The rear garden enjoys a beautiful and sunny private aspect with immaculately maintained lawn and borders which are well stocked with mature plants, flowers and shrubs and there are views to greenbelt land to the rear. Early viewing is highly recommended to appreciate this wonderful family home.



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GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen / Breakfast Room

Utility Room

W.C. / Cloakroom

Conservatory

FIRST FLOOR

Stairs / Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5 / Office

Family Bathroom

EXTERNAL

Garage

Rear Garden



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