



## Churchfield, Shevington, Wigan, WN6 8BE

### Offers in the region of £260,000

Sapphire Homes are delighted to bring to market this stunning and unique 5 bedroom semi detached family home with detached annexe in a much sought after location in the heart of Shevington that would be perfect for a large family offering both spacious and luxurious living throughout. The property is a short walk from excellent local schools, churches and local amenities and is also a short drive from Junction 27 of the M6 and the Train Stations of Gathurst and Appley Bridge making it perfect for those requiring access to commuter links. In brief the accommodation comprises of porch, entrance / hallway, large living room with French doors leading to the rear garden, open plan kitchen / dining room which is over 30 ft in length, separate utility room / WC and a further reception room / bedroom 5.

To the first flooring the landing provides access to a master suite with bedroom area, living / dressing area, ensuite shower room and french doors with Juliet balcony and a view over open fields and beyond. There are also three further bedrooms of which two are double bedrooms and one is a single bedroom / study as well as a family bathroom with modern three piece suite in white with shower over bath. The landing also provides access to the loft area which is boarded and insulated offering excellent storage. Externally the garden is immaculately landscaped with a large artificial lawn, patio area, and raised decking to the rear. It also leads out to the detached annexe which incorporates a modern open plan / living / kitchen / dining area, bedroom, walk in robe and ensuite shower room. Also in the garden is a purpose built shed offering excellent secure storage. To the front elevation there is off road parking and there is access via a side gate leading to the rear garden. The property and annexe are both warmed by gas central heating and boast UPVC double glazing throughout as well as a modern neutral decor and a security alarm. Early viewings are highly recommended to appreciate this wonderful family home.



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*Specialists in Sales, Lettings & Property Investments*

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## GROUND FLOOR

- Porch
- Entrance / Hallway
- Lounge
- Kitchen
- Dining Area
- Utility Room
- Bedroom 5 / Reception 3



## FIRST FLOOR

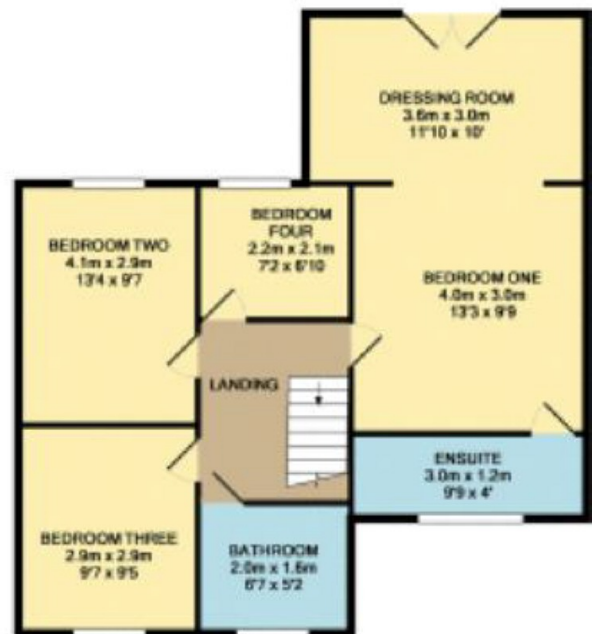
- Landing
- Master Bedroom
- Dressing Area
- Ensuite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom



## EXTERNAL

- Rear Garden
- ANNEXE
- Open Plan Living Area
- Bedroom
- Walk in Robe
- Ensuite
- Rear Garden

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TOTAL APPROX. FLOOR AREA 212.1 SQ.M. (2283 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		74	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		70	81
EU Directive 2002/91/EC			