



**Highfield Grange Avenue, Winstanley, Wigan, WN3 6TA**

**Price £120,000**

Sapphire Homes are delighted to be in a position to offer For Sale this 3 bedroom semi detached family home in popular residential location close to local schools, amenities and transport links including the M6 Junction 25 making it perfect for those requiring commuter links. The accommodation briefly comprises of entrance / porch leading to spacious lounge with modern fire and surround and to the rear elevation is a kitchen / diner with patio doors leading to the conservatory which also leads out to the rear garden. To the first floor there are 3 good sized bedrooms and a family bathroom with a wet room facility. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and neutral decor throughout. Externally there are low maintenance gardens to the front & rear with gated access to rear and patio area and gate leading out to the detached garage. Early internal viewing is highly recommended to appreciate in full.



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*Specialists in Sales, Lettings & Property Investments*



# Highfield Grange Avenue, Winstanley, Wigan,

## GROUND FLOOR

Porch

Lounge

Kitchen / Diner

Conservatory

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

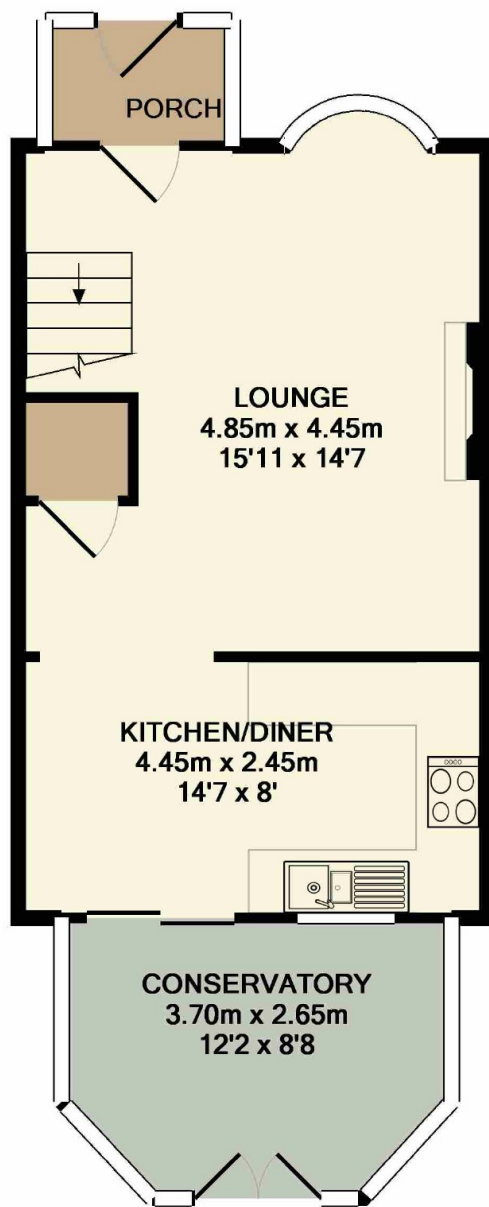
## EXTERNAL

Rear Garden

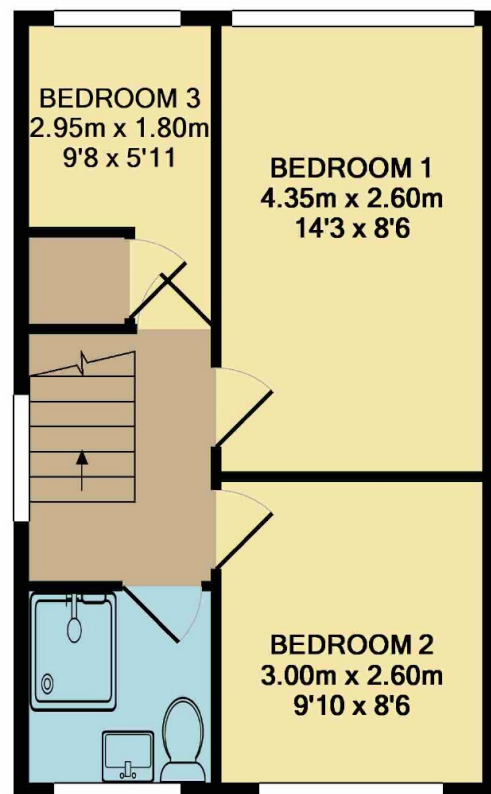
Detached Garage



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GROUND FLOOR



1ST FLOOR

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 operability or efficiency can be given  
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