



Whitley Crescent, Whitley, Wigan, WN1 2QS

Price £260,000

We are delighted to offer For Sale this deceptively spacious and extended 3 bedroom bay fronted semi detached family home ideally situated in this highly sought after area offering close proximity to Wigan Town Centre and Mesnes Park as well as a short walk to outstanding local schools, amenities and transport links. The living accommodation comprises briefly of: entrance / hallway, ground floor WC, modern fitted kitchen / diner, lounge with doors overlooking the rear garden and reception 2 / dining room to the front elevation. To the first floor there is a landing area with access to all three bedrooms and family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from double glazing throughout. The property is elevated from the street frontage and has a driveway with ample off road parking and a well stocked rockery.

To the rear the property benefits from a large patio, established lawn, perimeter fencing and mature trees to the rear. Early internal viewing is highly recommended to appreciate this wonderful family home.



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GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen / Diner

FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

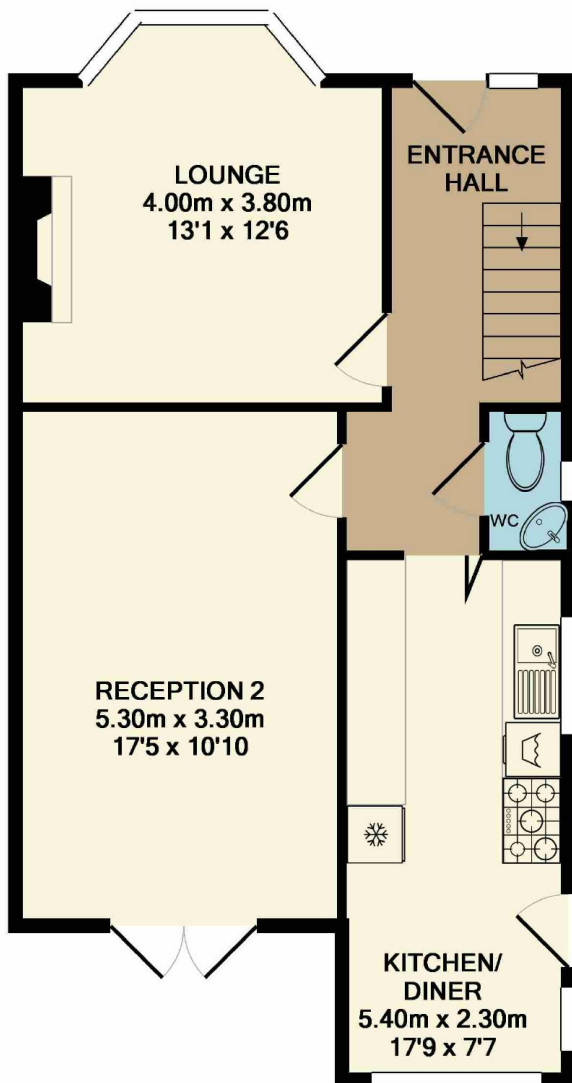
Rear Garden



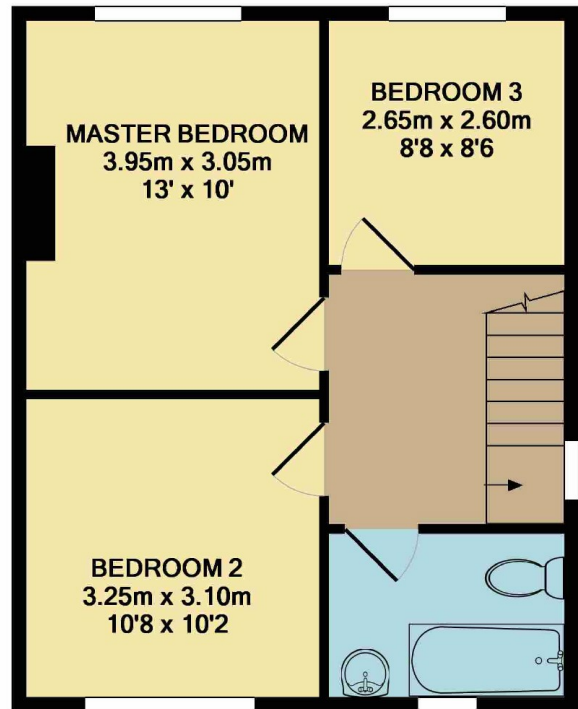
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GROUND FLOOR



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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