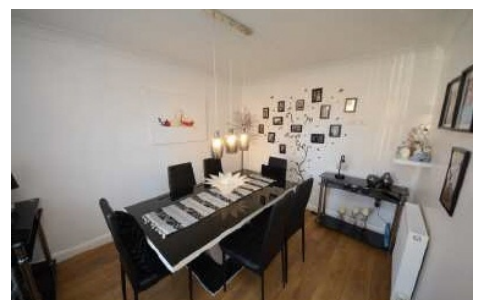




Holcroft Drive, Abram, Wigan, WN2 5YP

Price £245,000

It is with great pleasure that Sapphire Homes are in a position to offer For Sale this large 4 bedroom detached family home in popular residential location that is close to excellent local schools, amenities and transport links including the East Lancashire Road and motorway networks. The accommodation briefly comprises of entrance / hallway leading to a generous sized lounge with French doors leading to the rear garden, dining room / reception 2, reception 3 / office, W.C. and to the rear is a separate modern fitted kitchen with door also leading out to the rear garden. To the first floor the generous landing provides access to 4 good sized bedrooms with the master benefitting from an ensuite and fitted robes and a family bathroom with three piece suite in white with shower over bath. The property also has a converted loft room which would make a useful office / playroom area for older children. The property is warmed by Gas Central Heating and also boasts Double Glazing throughout as well as a modern and tasteful decor. Externally there is a large driveway leading to a detached garage. The front garden has a small lawn area, well stocked borders and to the rear is low maintenance landscaped rear garden with perimeter fencing, large Indian stone patio area, stocked borders and raised patio which makes a great seating and BBQ area. Early viewing is highly recommended to appreciate this wonderful family home.



Sapphire Homes (North) Ltd 80 Market Street, Wigan, WN1 1HX
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Holcroft Drive, Abram, Wigan, WN2 5YP

GROUND FLOOR

Entrance / Hallway

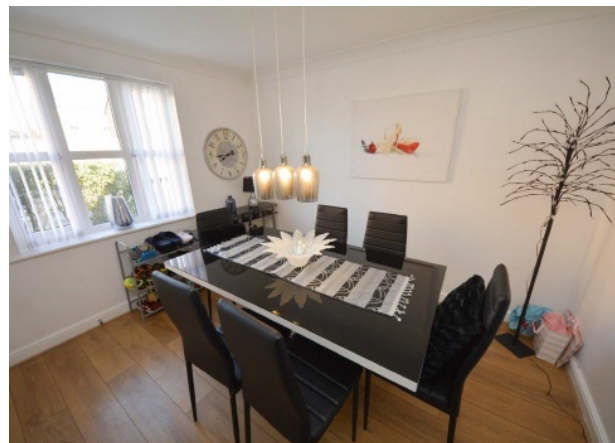
Lounge

Dining Room / Reception 2

Reception 3 / Office

Kitchen / Diner

W.C.



FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

LOFT ROOM

EXTERNAL

Detached Garage

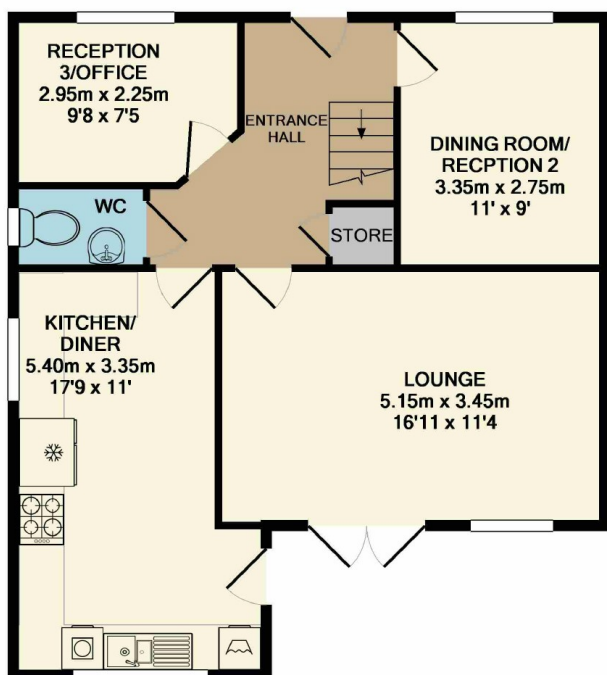
Rear Garden



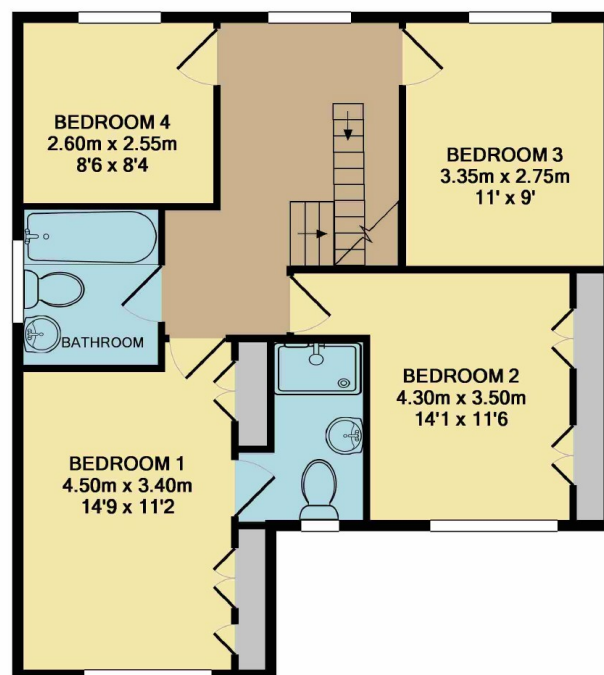
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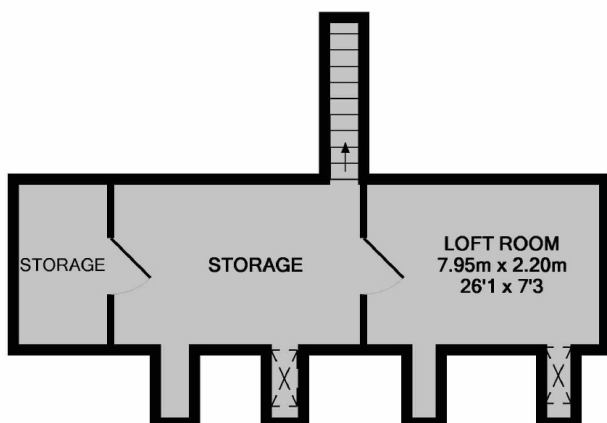
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GROUND FLOOR



1ST FLOOR



LOFT ROOM

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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