



**Lime Vale, Springview, Wigan, WN3 4PE**

**Price £135,000**

Sapphire Homes are delighted to offer For Sale this wonderfully presented 3 bedroom semi detached family home within a quiet cul de sac location and a short walk from local schools, amenities and transport links. The property has been notably extended to the side and rear elevation and the accommodation briefly comprises of generous lounge leading to a dining area, large open plan kitchen / diner and large orangery to the rear elevation with access to the rear garden. To the first floor there are three double bedrooms with the master bedroom benefitting from fitted robes and family bathroom with modern four piece suite in white with separate shower and bath. Externally there is an attractive garden to the rear with decking area and artificial lawn area and rear gated access. To the front elevation there is ample off road parking. The property is warmed by Gas Central Heating and also boasts UPVC Double Glazing and a modern tasteful decor throughout. Early internal viewings are essential to appreciate this family home in full. Offered to market with No Upward Chain.



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## GROUND FLOOR

Entrance / Hallway

Kitchen / Diner

Lounge

Orangery / Family Room

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden



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