



## Tarn Close, Ashton-in-Makerfield, Wigan, WN4 8BQ

**Offers over £230,000**

Sapphire Homes are pleased to be in a position to offer For Sale this immaculately presented and recently refurbished 3 bedroom detached bungalow in a desired location close to local amenities, schools and transport links including the East Lancashire Road and the M6. The accommodation briefly comprises of entrance / hallway leading to a spacious lounge with bi fold doors overlooking landscaped private rear garden, modern fitted luxury kitchen / diner with built in oven, hob and extractor and kitchen appliances, 3 double bedrooms and luxury fitted 4 piece bathroom suite with separate shower and bath. The property is warmed by Gas Central Heating and boasts double glazing throughout along with new electrical wiring, new roof and a modern tasteful decor. Externally there is a driveway leading to a detached garage with off road parking for 2-3 cars and to the rear is a landscaped garden with elevated decking area, perimeter fencing, large lawn area and well stocked borders. Early internal viewing is highly recommended to appreciate this wonderful property in full.



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*specialists in sales, Lettings & Property Investments*

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## GROUND FLOOR

### Entrance / Hallway

Composite front door with glass panel, carpeted flooring, doors to all living areas of house and bathroom, loft access point, centre light, smoke alarm.

### Lounge

To the rear elevation with carpeted flooring, newly plastered walls, wall mounted radiator, centre light, bi fold doors to rear elevation.

### Kitchen / Dining Room

To the rear elevation and fitted with brand new modern fitted kitchen with a range of wall and base units, single electric oven, integrated microwave, electric hob with extractor, worktops to compliment, 1 and ½ stainless steel sink with drainer and chrome mixer tap, tiled flooring and tiled splash back, composite door leading to rear garden, centre light fitment.

### Master Bedroom

To the front elevation with UPVC double glazed window, carpeted flooring, newly plastered walls, wall mounted radiator, centre light.

### Bedroom 2

To the front elevation with UPVC double glazed window, carpeted flooring, newly plastered walls, wall mounted radiator, centre light.

### Bedroom 3

To the rear elevation with UPVC double glazed window, carpeted flooring, newly plastered walls, wall mounted radiator, centre light.

### Bathroom

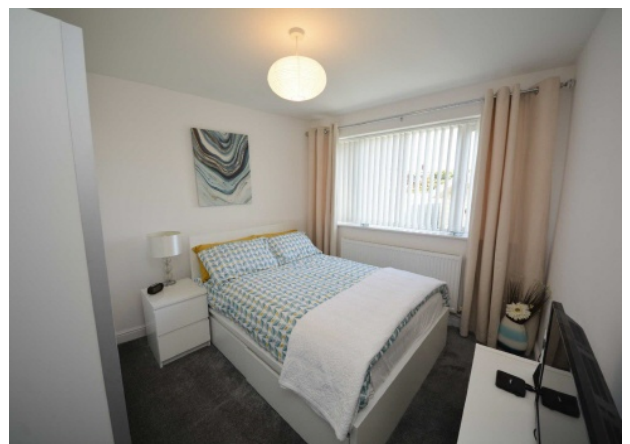
Fitted with luxury 4 piece suite in white comprising of shower with bi fold door, low flush wc, pedestal and basin, bath with chrome tap, wall mounted radiator, UPVC double glazed window, tiled walls and tiled flooring, inset spot lights, extractor fan.

## EXTERNAL

Generous driveway offering ample off road parking, low maintenance patio garden to front, access to side elevation, leading to garage with new door.

### Rear Garden

Large decking area, wooden perimeter fencing, generous lawn with side borders.



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