



## 2 Whitsbury Avenue

Hindley, Wigan, WN2 3JH

**Price £199,950**



Sapphire Homes are delighted to offer For Sale this wonderfully presented 2 bedroom semi-detached true bungalow located in a highly sought after area of Hindley, in close proximity to shops, local amenities, transport links and parks such as Leyland Park. In brief the accommodation comprises of an entrance / hallway which leads to a spacious front lounge with a feature fireplace on a beautiful hearth and there is a separate modern fitted kitchen with access to the side elevation. Beyond the living area, there is an inner hallway which provides access to two well appointed bedrooms and a family bathroom with three piece shower suite in white. Bedroom 2 also provides access to a generous conservatory which has French doors which lead to the rear garden. Externally, you will find a front garden with lawn, well stocked borders and off road parking which also extends to the side elevation with a long block paved driveway which leads to the single detached garage. To the rear elevation there is a low maintenance garden which enjoys a private outlook with perimeter fencing. This property is perfect for a sole occupant or couple and early internal viewing is highly recommended to appreciate in full. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Inner Hallway

Bedroom 1

Bedroom 2

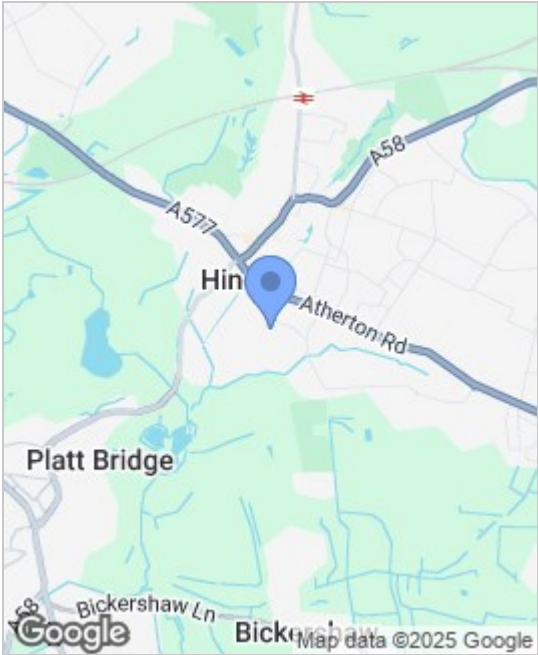
Bathroom

Conservatory

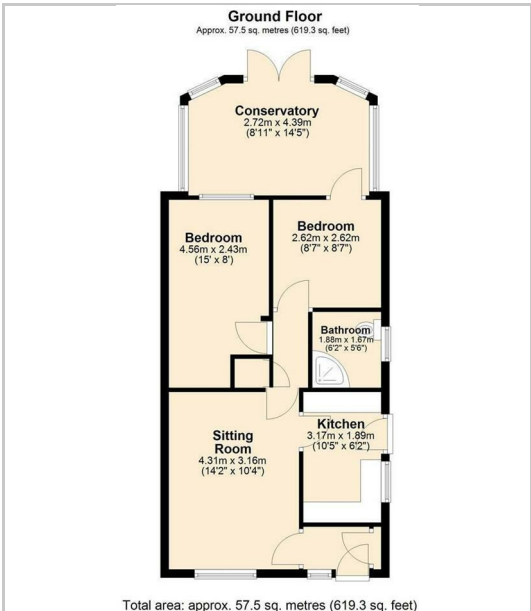
EXTERNAL

Rear Garden

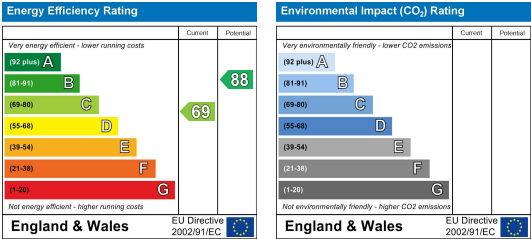
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as a representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

