



## 3 West Mount

Whelley, Wigan, WN1 3PA

**Offers In The Region Of £210,000**



Sapphire Homes are delighted to offer For Sale this well presented three bedroom semi detached family home located in a popular residential location and is within easy reach of bus routes, shops and schools as well as being a brief walk to the Town Centre. The property offers excellent presentation throughout and briefly comprises of entrance / hallway, spacious lounge and to the rear there is an open plan design which accommodates a modern fitted kitchen / dining with French doors leading to the rear garden. To the first floor the landing provides access to three good sized bedrooms and a family bathroom comprising of a modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from a modern tasteful décor and UPVC double glazed windows and doors throughout. Externally both the front there is a low maintenance garden and driveway providing off road parking. To the rear the garden enjoys a sunny aspect with patio, established lawn and perimeter fencing. Early internal viewings are highly recommended to appreciate this lovely family home. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining Room

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

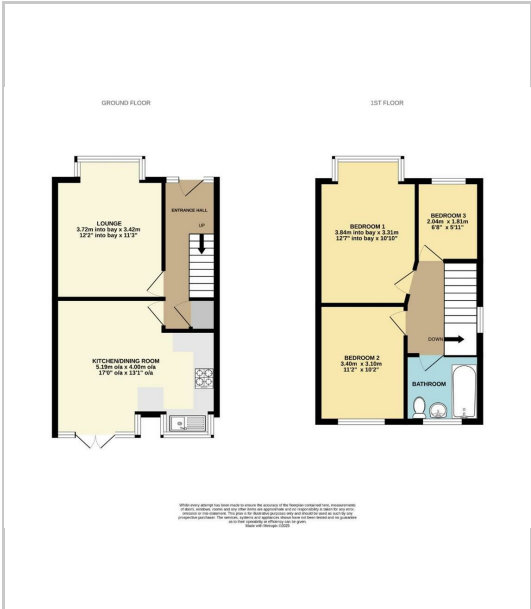
EXTERNAL

Rear Garden

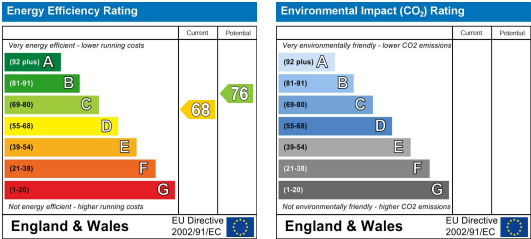
Area Map



Floor Plans



Energy Efficiency Graph



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