# 27 Dellside Close

## Ashton-In-Makerfield, Wigan, WN4 0ND

**Offers Over £275,000**

2 | 1 | 1 | D

Sapphire Homes are delighted to offer For Sale this immaculately presented 2 bedroom extended semi detached bungalow in a quiet cul de sac in a popular part of Ashton in Makerfield which is also on the Garswood border and offers close proximity to excellent transport links including bus routes, the M6 motorway as well as both Garswood and Bryn train stations. The accommodation in brief comprises of entrance / hallway, large lounge area, luxury modern fitted kitchen / diner with door providing access to the rear elevation and there are two generous double bedrooms and family bathroom with modern four piece suite in white with separate bath and shower area. There has also been a partial loft conversion with staircase installed and boarded flooring and offer huge potential to expand into this space to create additional living areas. The property has been extensively refurbished and is warmed by Gas Central Heating and also benefits from double glazing and a modern tasteful décor throughout. Externally the property has a driveway to the rear which leads to a detached garage and there are low maintenance gardens to the front, side and rear elevations with well stocked borders, lawn, patio area and perimeter fencing. The property is perfect for professional, couple or retirement home and early internal viewing is a must to appreciate in full.

## GROND FLOOR

## Entrance / Hallway

## Lounge

## Kitchen / Diner

## Bedroom 1

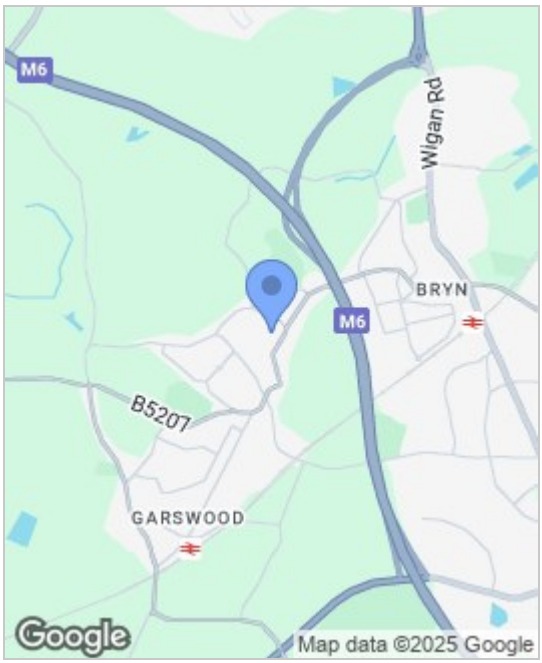
## Bedroom 2

## Bathroom

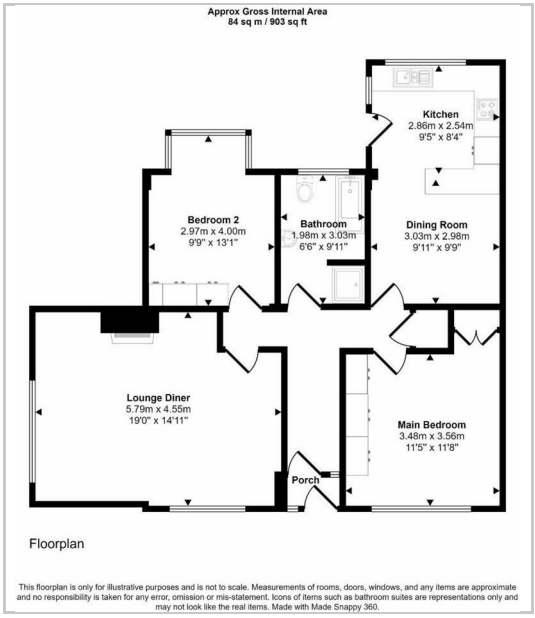
## FIRST FLOOR

## Loft / Storage Room

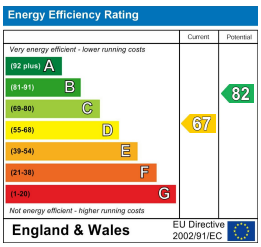
## Area Map

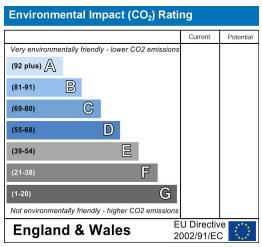



## Floor Plans




## 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 statements of 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 respect of the property.