



## 25 Gauntley Gardens

Billinge, Wigan, WN5 7FP

**Price £250,000**



Sapphire Homes are delighted to offer For Sale this immaculately presented 3 bedroom mid townhouse property offering exceptional presentation throughout that is complimented by light & spacious interiors, plus a deceptive amount of square footage and well appointed living space. This luxury mid townhouse was built just 8 years ago & is positioned on a quiet development that offers the convenience of local transport links, Orrell and Billinge's various shops, amenities & acclaimed local schools, whilst also bordering open countryside with many scenic trails & walks.

In brief the accommodation briefly comprises of a large welcoming hallway, wc / cloaks, a stunning modern fitted kitchen / diner with sleek, high gloss units & a range of integrated appliances and to the rear elevation is a large living area with access out onto the rear garden. To the first floor the landing area provides access to a generous storage space and there are three generously sized bedrooms with the master benefitting from an ensuite and a family bathroom with modern three piece suite in white. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a beautiful decor throughout.

Externally, the property enjoys a sunny aspect to the rear & is perfect for those summer days and for entertaining friends and family with the garden having been recently landscaped with patio area, raised flower beds and shed offering useful storage.

Early internal viewings are highly recommended on this stunning & very spacious modern home which is likely to appeal to couple / family.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Master Bedroom

Ensuite

Bedroom 2

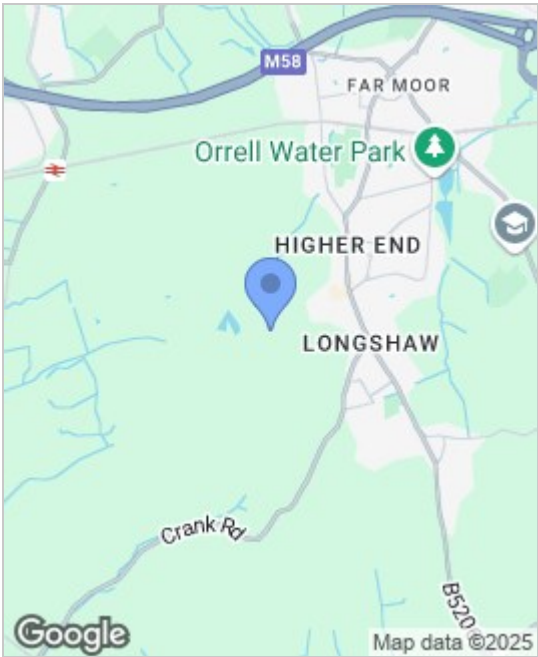
Bedroom 3

Bathroom

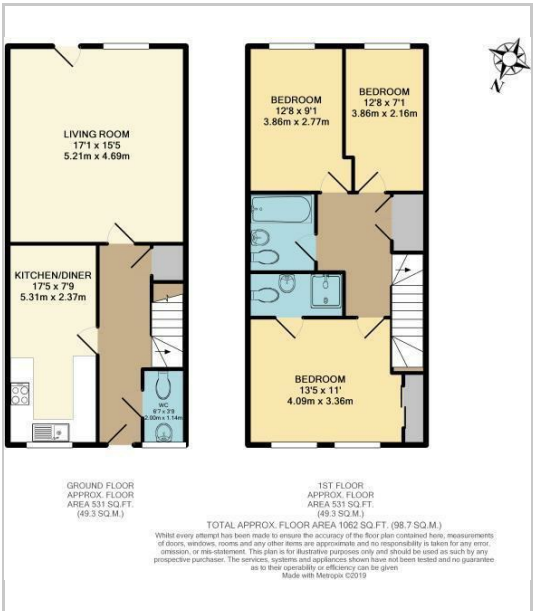
EXTERNAL

Rear Garden

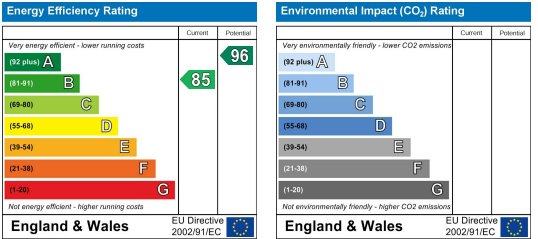
Area Map



Floor Plans



Energy Efficiency Graph



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