



24 Whitley Crescent

Whitley, Wigan, WN1 2QS

Offers In The Region Of £339,995



Sapphire Homes are delighted to be in a position to offer For Sale this traditional three bedroom semi detached property which is situated in the ever popular location of Whitley and is close to outstanding local schools, local amenities, transport links as well as being within walking distance of Mesnes Park, Haigh Hall and the Town Centre. The property also boasts a sunny aspect to the rear with a large rear garden offering huge potential for a family to landscape to their needs. The accommodation briefly comprises of a welcoming hallway, a generous reception room to the front elevation and to the rear there is a further reception room with a large picture window overlooking the rear garden and there is a modern fitted kitchen with door leading out to the rear garden. To the first floor, the landing provides access to three generous bedrooms with two boasting fitted wardrobes and a family bathroom with modern three piece shower suite in white with large walk in shower. The property also boasts a large cellar space accessed from the rear garden which has been utilised as living space by neighbouring premises so offers lots of potential for further use subject to completion of works. The property is warmed by Gas Central Heating and also boasts double glazing throughout. To the front elevation there is a multiple car driveway providing off road parking with access to the side elevation and there is a brick perimeter wall. To the rear the garden enjoy a sunny aspect which is perfect for entertaining friends and family and consists of patio area, large established lawn area, well stocked borders and perimeter fencing. This property is perfectly suited to couple / family and early internal viewings are highly recommended to appreciate this wonderful family home and is offered to market with the benefit of No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

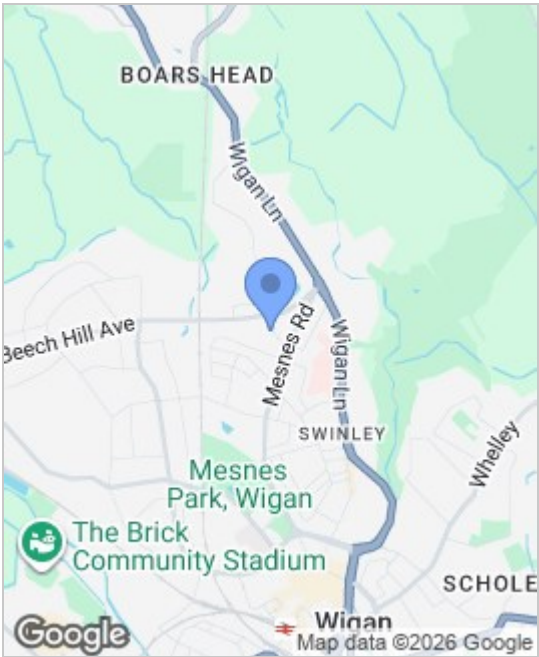
Bathroom

EXTERNAL

Rear Garden

CELLAR ROOMS

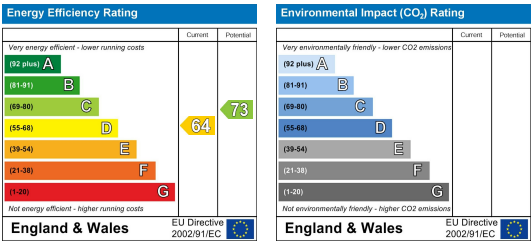
Area Map



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 the 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.

