



34 Kirkwood Close

Aspull, Wigan, WN2 1DZ

Offers In The Region Of £279,995



Sapphire Homes are delighted to offer For Sale this wonderfully presented three bedroom detached family home which boasts spacious and well appointed accommodation and is in a quiet cul de sac in a popular residential location and is also within walking distance of local schools, amenities and transport links. The accommodation briefly comprises of entrance / porch, lounge, inner hallway with access to 1st floor accommodation and WC and to the rear elevation is a modern fitted kitchen / diner with integrated appliances and there are French doors leading to the conservatory to the rear elevation with access to the rear garden. To the first floor there is a generous landing with access to 3 generous bedrooms with fitted robes in all bedrooms and the master benefits from an ensuite shower room and there is a family bathroom with modern four piece suite in white. The property is warmed by Gas Central Heating and also benefits from a modern tasteful decor and UPVC double glazing throughout. Externally to the front elevation there is a integral garage, off road parking for two vehicles and low maintenance garden with artificial lawn. To the rear elevation the garden enjoys a sunny and private aspect and there is a patio area, established lawn, well stocked borders and there is a decking area which is perfect for sitting and BBQ's for entertaining friends / family. Early internal viewings are a must to appreciate this wonderful family home.



GROUND FLOOR

Entrance / Hallway

Lounge

W.C.

Kitchen / Diner

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

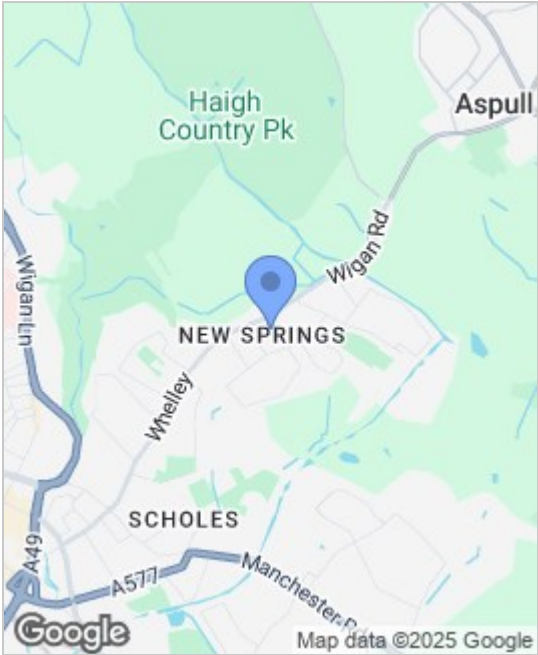
Family Bathroom

EXTERNAL

Integral Garage

Rear Garden

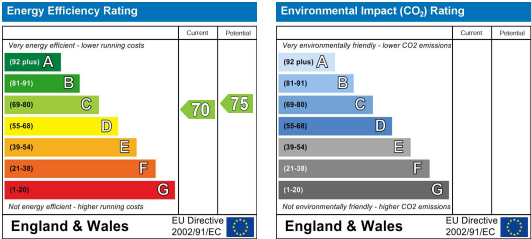
Area Map



Floor Plans



Energy Efficiency Graph



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