



44 Valley Road

Pemberton, Wigan, WN5 9HN

Offers Over £155,000



Sapphire Homes are delighted to be in a position to offer For Sale this spacious 3 bedroom semi detached dormer bungalow in a popular residential location close to local schools, amenities and transport links including the M6 Junction 26 and M58 making it perfect for those requiring commuter links. The accommodation briefly comprises of entrance / hallway leading to spacious lounge, reception 2 / dining room, modern fitted kitchen, family bathroom with 3 piece suite in white with shower over bath and bedroom 3 or additional reception room to the front elevation. To the first floor the landing provides access to two generous bedrooms with storage in the eaves. The property is warmed by Gas Central Heating and also benefits from a tasteful decor and double glazing throughout. Externally there are well maintained gardens to the front, side and rear elevation with ample off road parking leading to a detached garage. To the front there is an established lawn, well stocked borders, perimeter fencing and gated access. To the rear there is a patio area, large established lawn, well stocked borders with mature hedging, greenhouse and shed offering useful storage. Early internal viewing is highly recommended to appreciate in full and the property is offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room

Kitchen

Bathroom

Bedroom 3

FIRST FLOOR

Landing

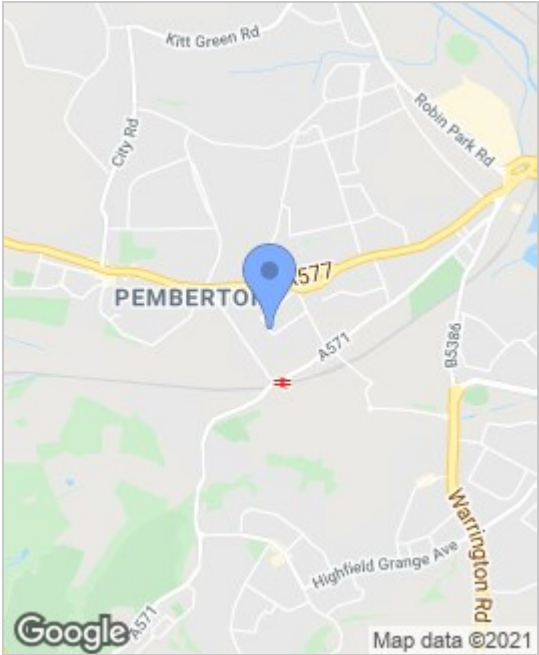
Bedroom 1

Bedroom 2

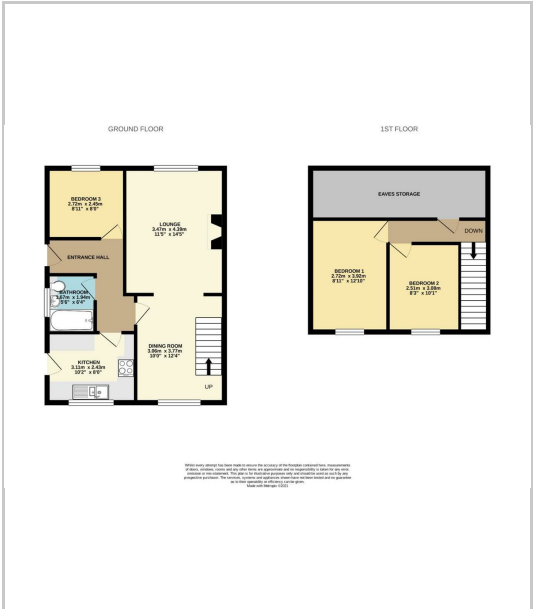
EXTERNAL

Rear Garden

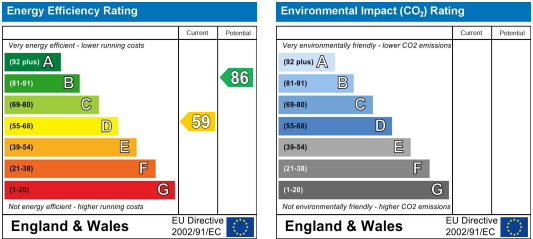
Area Map



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.

