



## 8 Springpool

Winstanley, Wigan, WN3 6DE

Price £650,000



Sapphire Homes are delighted to offer For Sale this stunning 4/5 bedroom detached family home with adjoined annexe that is nestled in the heart of Springpool with breath taking views of Winstanley Hall Park, Haigh Hall and Rivington and sits on a generous plot surrounded by private gardens that invite you to relax and enjoy the scenery and is perfect for entertaining friends / family. In brief, this beautiful home boasts a welcoming entrance / hallway with stairs leading to the 1st floor accommodation & there is access to the superb lounge which is perfect for entertaining or relaxing and a luxury modern fitted kitchen with integrated appliances, worksurfaces to compliment and leads into a large open plan orangery with dining / family room with large picture windows boasting picturesque views and doors leading out to the rear garden. The ground floor also boasts a bedroom which could also be used as a playroom, home office or separate dining room. To the first floor the gallery landing provides access to 3 double bedrooms and there is a family bathroom with stunning 3 piece shower suite in white with walk in shower. The ground floor kitchen also provides access to a stunning annexe which is perfect for someone with an elderly relative or older children and boasts its own front and rear access, a large living / bedroom area, separate fitted kitchen / diner and a luxury bathroom with three piece shower suite in white. The property is presented to an exceptional standard throughout and boasts a modern tasteful décor, gas central heating and UPVC double glazing throughout. Externally, to the front elevation, there are two driveways, one to the annexe and one to the side elevation which provides ample off road parking and to the rear the property has the wow factor with a sunny & private aspect which boasts stunning countryside views, a large patio area which is perfect for al fresco dining and entertaining and there is an established lawn and well stocked borders.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Dining / Family Room

Bedroom 4

FIRST FLOOR

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

ANNEXE

Living Area / Bedroom

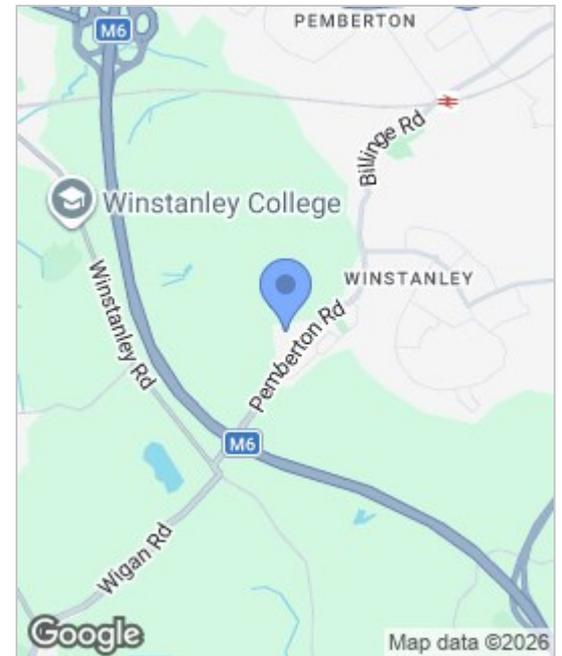
Kitchen / Diner

Bathroom

EXTERNAL

Rear Garden

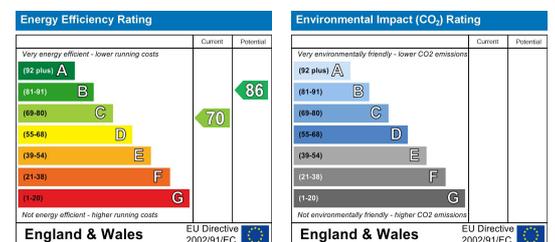
## Area Map



## Floor Plans



## Energy Efficiency Graph



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