



49 Balcarres Avenue

Whelley, Wigan, WN1 3UX

Offers In The Region Of £259,995



Sapphire Homes are delighted to offer For Sale this immaculately presented and newly refurbished 2/3 bedroom semi detached dormer bungalow situated within easy reach of Wigan town centre, as well as being in close proximity to local schools, churches, amenities and transport links. The accommodation briefly comprises of entrance / hallway which leads to a generous living room with modern fire (which could be utilised as a third bedroom), a further double bedroom and principal bathroom with three piece shower suite in white. The hallway then leads to the rear elevation which boasts a stunning open plan living / dining kitchen area with a feature island, integrated appliances and worksurfaces and fixtures to compliment. Beyond the living area there is also a bright conservatory which enjoys a sunny aspect and offers access to the rear garden. To the first floor there is a master bedroom with built in robes, eaves storage and there is an ensuite with a large walk in shower and three piece suite in white. The property is warmed by Gas Central Heating and the property and also benefits from UPVC double glazed windows and a modern tasteful décor. Externally the property is on a generous plot which has the possibility to extend further subject to obtaining the necessary planning consent and the front elevation has a newly installed driveway to the front and side elevation which leads to a detached garage/. To the rear there is a well maintained garden space which enjoys a sunny aspect and is perfect for entertaining friends / family which a patio area, established lawn, well stocked borders and there is a garden bar area with power and lighting. The property is perfect for a couple or small family wanting a home which is finished to an excellent standard throughout and early internal viewings are highly recommended to appreciate in full.



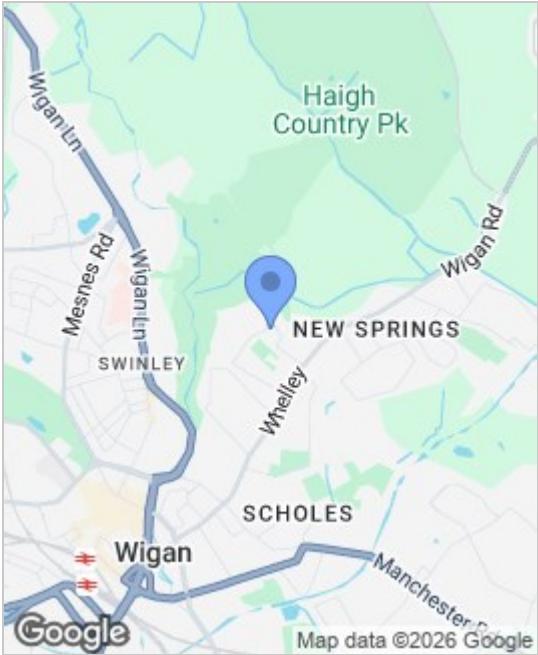
GROUND FLOOR

- Entrance / Hallway
- Lounge / Bedroom 3
- Bedroom 2
- Bathroom
- Kitchen / Dining / Living Area

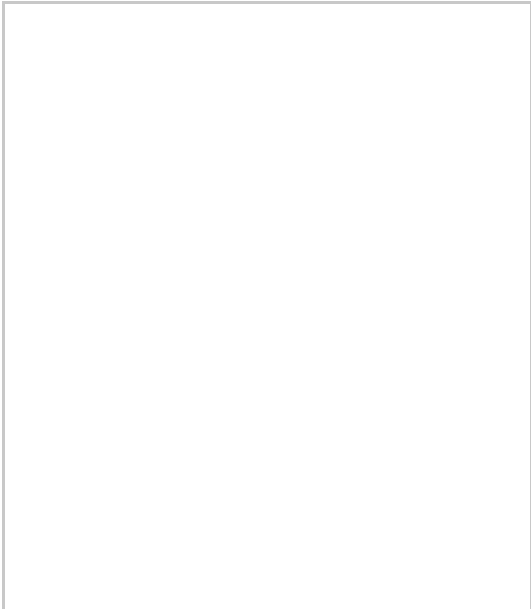
Conservatory
FIRST FLOOR

- FIRST FLOOR
- Master Bedroom
- Ensuite

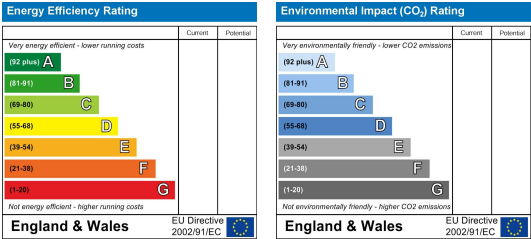
Area Map



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 them as a 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.

