



35 Loxton Crescent

Hawkey Hall, Wigan, WN3 5NR

Offers Over £215,000



Sapphire Homes are delighted to be in a position to offer For Sale this well presented 3 bedroom semi detached family home in a popular residential location that offers close proximity to excellent local schools, amenities and transport links including the M6 Junction 25 making it perfect for those requiring commuter links. The accommodation briefly comprises of porch leading to a welcoming entrance / hallway, generous open plan living / dining room with French doors leading to the rear garden and there is a separate modern fitted kitchen with access to the garden. To the first floor the landing provides access to 3 good sized bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a modern tasteful décor throughout. Externally the property enjoys a sunny south facing rear aspect and boasts a well maintained garden with patio areas, established lawn, well stocked borders and shed offering useful storage. To the front elevation is a driveway with parking for 2 vehicles which lead to an integral garage which could be easily converted to an additional reception room. This property is likely to appeal to a couple or family and early internal viewings are highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge / Dining

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

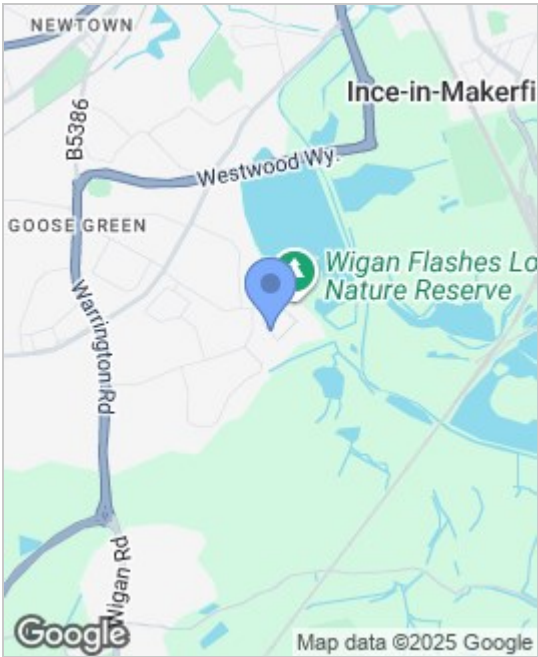
Bedroom 3

Bathroom

EXTERNAL

Integral Garage

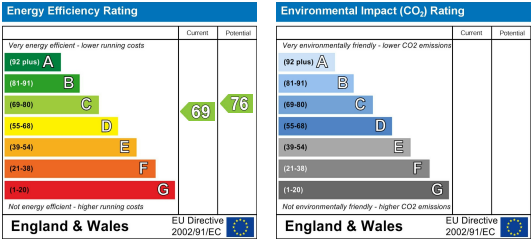
Area Map



Floor Plans



Energy Efficiency Graph



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