



## 39 Spindlewood Road

Ince, Wigan, WN3 4RN

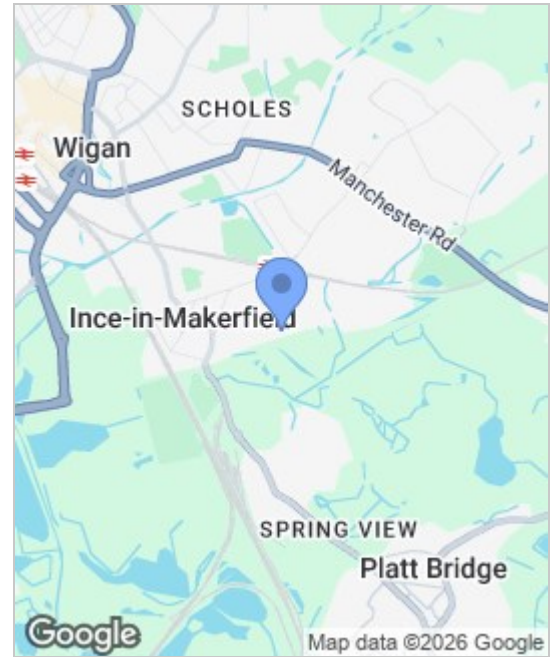
Price £250,000



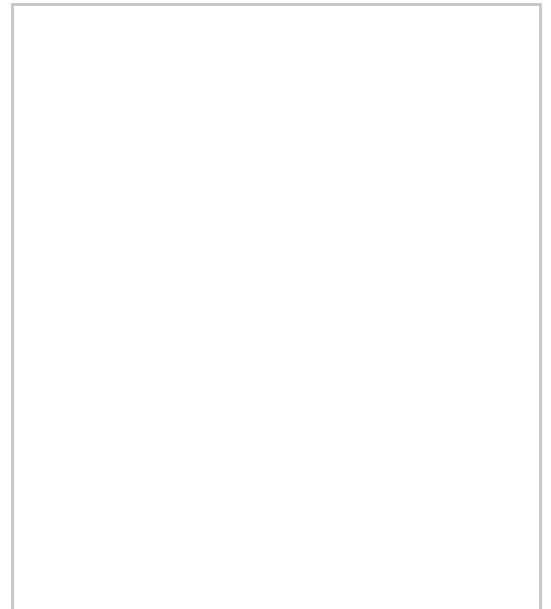
Sapphire Homes are delighted to offer For Sale this immaculately presented three bedroom detached property located on a popular residential development that offers close proximity to local schools, amenities and transport links as well as being a short walk from Ince Train station for those needing commuter links into Manchester or surrounding. The accommodation briefly comprises of; entrance hallway, generous lounge with feature fire and to the rear elevation there is an extended open plan kitchen / living / dining which boasts a luxury fitted kitchen with integrated appliances, island feature and there are French doors leading out to the rear garden. To the first floor the landing provides access to three well appointed bedrooms with the master boasting a beautiful ensuite with three piece shower suite and there is a family bathroom with luxury three piece suite in white. The loft is also boarded offering useful storage and is accessed via a ladder. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazed windows throughout. Externally there is a driveway to the front and side elevation with side gated access. To the rear the garden enjoys a private aspect with patio and seating area, established lawn, perimeter fencing and well stocked borders. This property is perfect for a couple or family and early internal viewings are highly recommended to appreciate this wonderful family home.



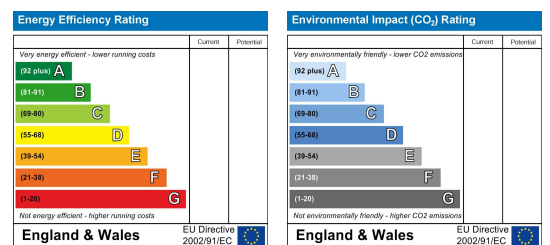
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in relation to the property.

