



17 Launceston Road

Hindley Green, Wigan, WN2 4TQ

Price **£229,995**



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this immaculately presented 2 bedroom semi detached true bungalow positioned in a quiet residential location that is close to both local amenities and transport links as well as being on a quiet road which will appeal to professional, couple or someone looking for a low maintenance retirement property. The accommodation briefly comprises of a welcoming and open plan modern fitted kitchen / dining area which benefits from integrated appliances, generous lounge with feature fireplace, modern fire and to the rear elevation, the hallway provides access to two double bedrooms and a family bathroom with four piece suite in white with walk in shower and separate bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazing throughout. There is also a boarded loft offering useful storage. Externally the front and side elevation provides ample off road parking which leads to a detached garage and to the rear there is a large patio area which enjoys a sunny and private aspect with raised borders, perimeter fencing and side gated access providing access to garage and driveway. Early internal viewing is highly recommended to appreciate in full.



GROUND FLOOR

Kitchen / Diner

Lounge

Bedroom 1

Bedroom 2

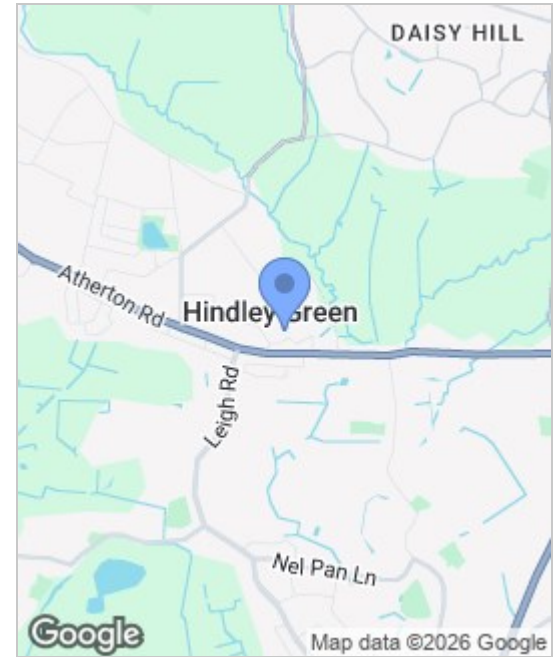
Bathroom

EXTERNAL

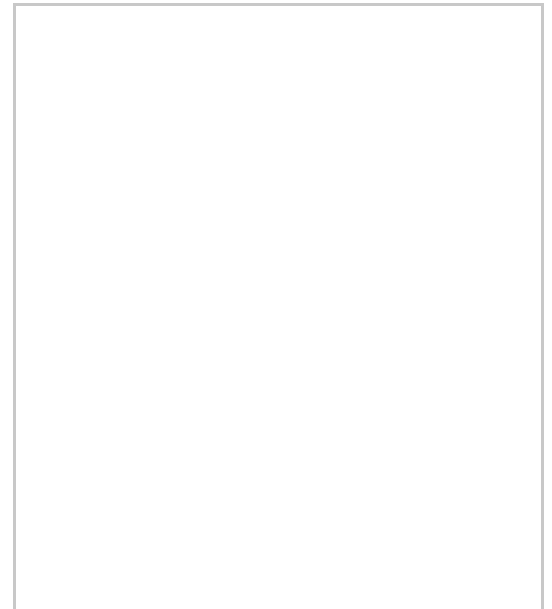
Rear Garden

Garage

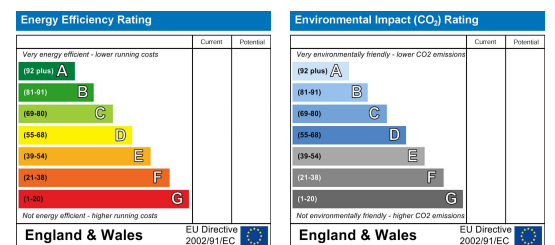
Area Map



Floor Plans



Energy Efficiency Graph



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