



## Bellingham Mount Wigan Lane

, Wigan, WN1 2NJ

**Price £450,000**



Sapphire Homes are delighted to bring to market this stunning 4 bedroom semi detached period property that has been extensively refurbished throughout and is located in a much sought after residential location, offering close proximity to outstanding local schools, transport links alongside local amenities including Haigh plantations and Mesnes Park. Wigan Hospital and the town centre are also a short walk away. In brief the accommodation comprises of a welcoming entrance / hallway, generous bay fronted lounge and to the rear elevation there is a large open plan luxury kitchen / dining room with island feature, integrated appliances and work surfaces to compliment. The dining area also provides access to a further reception room / sun room which overlooks Bellingham Tennis Club as well as providing access to a W.C. To complete the ground floor accommodation, the hallway provides access to a large double bedroom with ensuite shower suite. To the first floor, the landing provides access to 3 well appointed bedrooms and there is a family bathroom with modern 4 piece suite in white with freestanding bath and separate shower. The property has undergone an extensive refurbishment and is warmed by Gas Central Heating and also boasts UPVC double glazing and a stunning internal décor and presentation. Externally to the front elevation, the property is accessed via a shared private road with ample off road parking on the driveway which leads to a garage, as well as boasting a lawn, well stocked borders & access to the side elevation. To the side elevation is a beautiful decking / seating area which is perfect for entertaining friends & family whilst enjoying private views with mature trees and well stocked foliage surrounding. To the rear there is also a lower tier with access to a shed but offers lots of potential for further landscaping. Early internal viewing is a must to appreciate this wonderful home in full which is offered to market with No Upward Chain.



GROUND FLOOR

- Entrance / Hallway
- Lounge
- Kitchen / Dining
- Sun Room / Reception 2
- W.C.

- Bedroom 4
- Ensuite

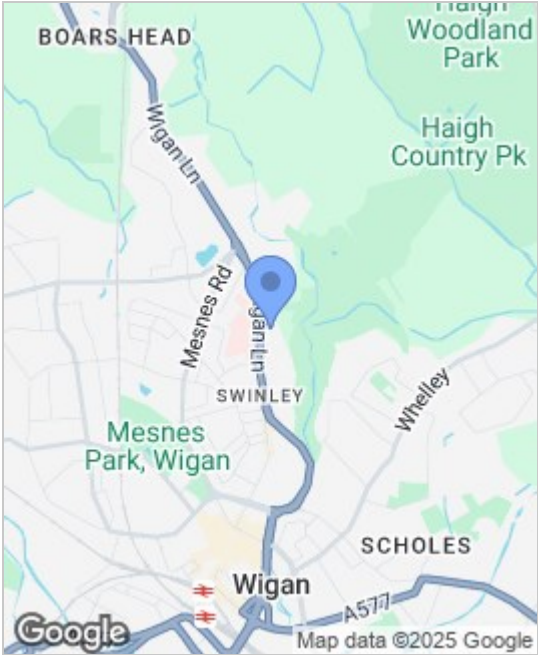
FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

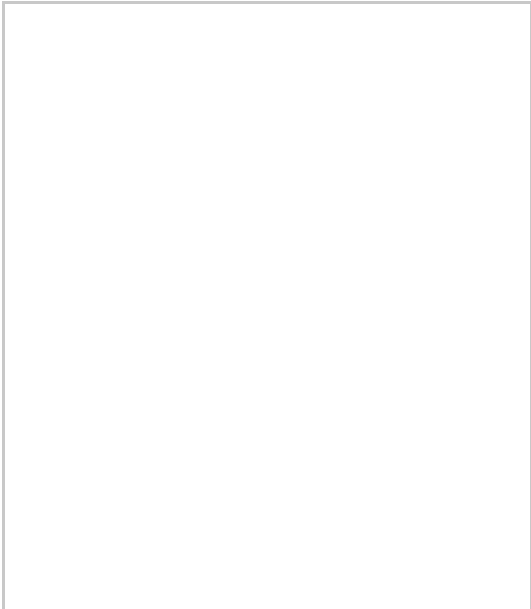
EXTERNAL

- Rear Garden

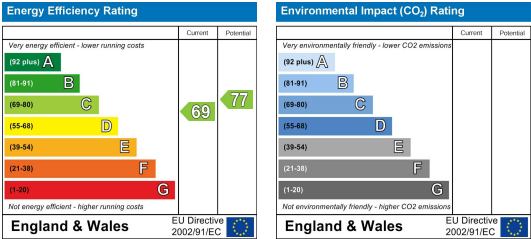
Area Map



Floor Plans



Energy Efficiency Graph



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