



10 Easton Close

Hawley Hall, Wigan, WN3 5RW

Price £325,000



Sapphire Homes are delighted to offer For Sale this deceptively spacious 3/4 bedroom detached family home located at the head of a quiet cul de sac in Hawley Hall & providing a generous and well appointed living space whilst being conveniently located for local schools, amenities including Carr Lane shops as well as local supermarkets & transport links including the M6 Junction 25. The accommodation briefly comprises of entrance / hallway, downstairs W.C., lounge with modern fire and surround which is open plan into a dining area with French doors to the rear garden & there is a modern fitted kitchen with granite worksurfaces & integrated appliances to compliment. The hallway also provides access to a further reception room / playroom or could be utilised as a fourth bedroom. To the first floor the landing provides access to three well appointed bedrooms with two boasting fitted robes and the master has an ensuite shower suite in white and there is a family bathroom with three piece suite in white and large corner bath . The property is warmed by Gas Central Heating & boasts a modern décor and UPVC double glazed windows throughout. Externally the garden to the front elevation is low maintenance which provides ample off road parking and there is access to the side elevation. To the rear the garden enjoys a sunny aspect which is ideal for sitting out and entertaining friends / family with large patio area, established lawn, decking area, BBQ / stove area and there are borders with perimeter fencing. There is also access to a home office from the external rear garden and there is also an additional extended store room which is much needed for a family. Early viewings are essential to appreciate this wonderful family home.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Dining Area

Kitchen

Reception 2 / Playroom / Bedroom 4

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bathroom

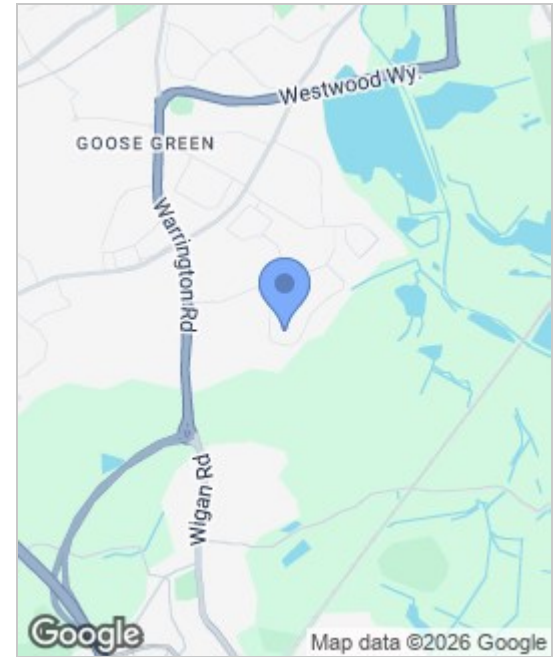
EXTERNAL

Rear Garden

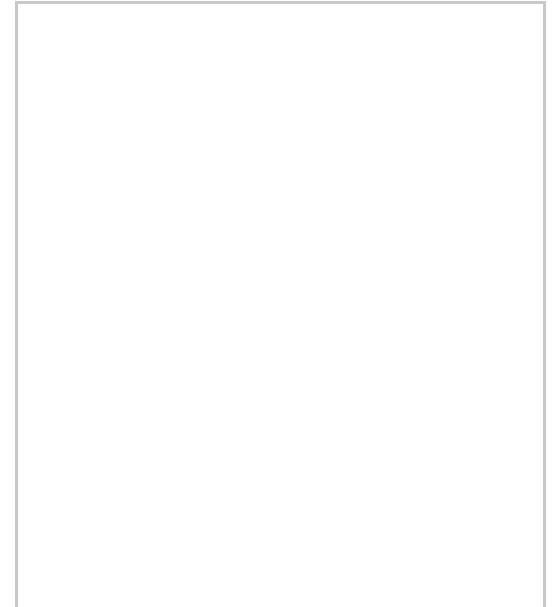
Store Room

Home Office

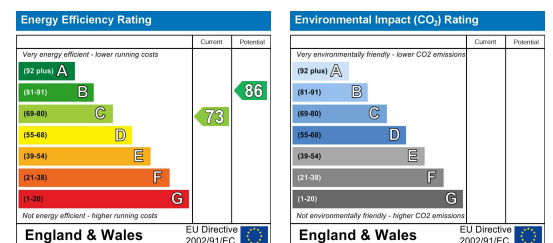
Area Map



Floor Plans



Energy Efficiency Graph



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