



52 Gathurst Lane

Shevington, Wigan, WN6 8HW

Offers Over £210,000



Sapphire Homes are delighted to offer For Sale this well presented and deceptively spacious 3 bedroom semi detached property that is located in the heart of Shevington Village and offers close proximity to local schools, amenities & transport links included the M6 motorway and all the networks this provides access too as well as Gathurst and Appley Bridge Train Stations. In brief the accommodation comprises of entrance / hallway, downstairs WC, lounge and to the rear elevation there is a good sized fitted kitchen, dining room and there is a separate reception space which would make a good home office space or additional reception. To the first floor the landing provides access to three 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 benefits from Double Glazing throughout and a tasteful décor. Externally to the front elevation there is ample off road parking with a large established lawn and perimeter fencing. To the rear elevation there is a low maintenance enclosed garden which enjoys a sunny aspect and has a patio area, stoned area, well stocked borders, UPVC built garden room and a shed offering useful storage. Early internal viewings are highly recommended to appreciate this property in full.



GROUND FLOOR

- Entrance / Hallway
- Lounge
- Kitchen
- Office / Dining Space
- Dining Area
- W.C.

FIRST FLOOR

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

EXTERNAL

- Rear Garden
- Conservatory / Garden Room
- Shed / Store Room

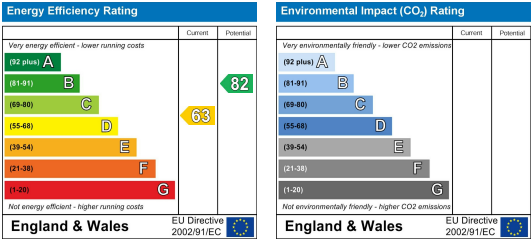
Area Map



Floor Plans



Energy Efficiency Graph



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