



16 Grovewood Drive

Appley Bridge, Wigan, WN6 9JF

Price £340,000



Sapphire Homes are delighted to be in a position to offer For Sale this wonderfully presented 3 bedroom detached family home which is positioned in a popular residential location that is situated close to local schools, amenities & transport links - including a short walk from Appley Bridge train station as well as Junction 27 of the M6 less than a 5 minute drive for those requiring access to commuter links. In brief, the accommodation comprises of a welcoming entrance / hallway, W.C., spacious lounge which leads to a large luxury open plan kitchen / dining / family room which boasts integrated appliances, feature island with seating and granite worksurfaces to compliment. There are also French doors which lead to the rear garden. Beyond the kitchen / dining / family room there is access to a utility room, a home office space or further storage and the conservatory has had a recent roof change so offers a great additional living space for playroom or additional living area. To the first floor the landing provides access to 3 well appointed bedrooms and luxury bathroom with 4 piece suite with freestanding bath and separate shower. The property is warmed by Gas Central Heating and also benefits from Double Glazing and newly refreshed neutral décor throughout. Externally there is ample off road parking to the front elevation with driveway leading to access to the side elevation with door leading into the utility area. To the rear the garden enjoys a sunny aspect with well maintained garden which boasts a generous patio area, artificial lawn, raised borders, composite decking area, newly fitted perimeter fencing and stunning open views to the rear. The property is perfect for couple or family and early internal viewings are recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Dining / Family Room

Utility Area

Home Office

Reception 2

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

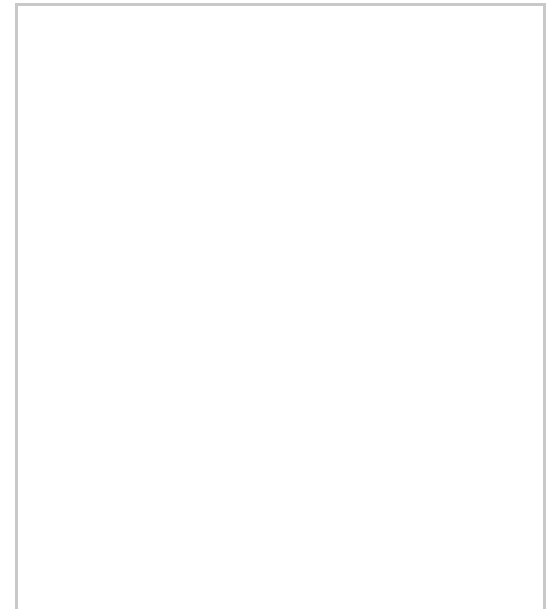
EXTERNAL

Rear Garden

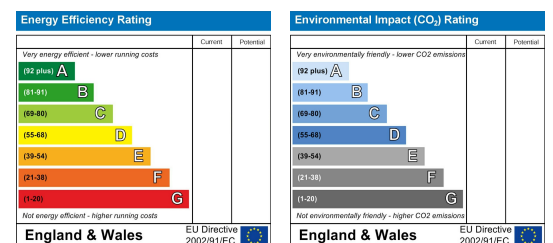
Area Map



Floor Plans



Energy Efficiency Graph



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