



28 Leyburn Close

Whelley, Wigan, WN1 3NF

Price £259,950



Sapphire Homes are delighted to offer For Sale this immaculately presented 3/4 bedroom extended semi detached family home located in a popular residential location and is within easy reach of bus routes, shops and schools as well as being a brief walk to the Town Centre. The property offers high quality presentation throughout and briefly comprises of entrance / hallway, spacious lounge with through dining room and fire / feature wall and is open plan to a modern fitted kitchen / diner with integrated appliances and worksurfaces to compliment and door leading to the rear garden. To the rear elevation there is also access to a orangery room which is currently used as a second living area with French doors leading to the rear garden. which leads into the conservatory to the rear with access to the rear garden. From the hallway there is also a further room which could be utilised as bedroom 4, a playroom or home office. To the first floor the landing provides access to three well appointed bedrooms with the master benefitting from an ensuite shower room and there is a family bathroom comprising of a modern three piece suite in white. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor, UPVC double glazed windows and neutral flooring throughout. Externally there is a low maintenance garden to the front with off road parking and to the rear there is a low maintenance garden which enjoys a private and sunny overlooking local playing fields and is perfect for entertaining friends / family with patio / seating area, lawn, perimeter fencing and shed offering useful storage. Early internal viewings are highly recommended to appreciate this beautiful family home.



GROUND FLOOR

Entrance / Hallway

Lounge / Diner

Kitchen

Orangery

Bedroom 4 / Playroom

FIRST FLOOR

Landing

Bedroom 1

Ensuite

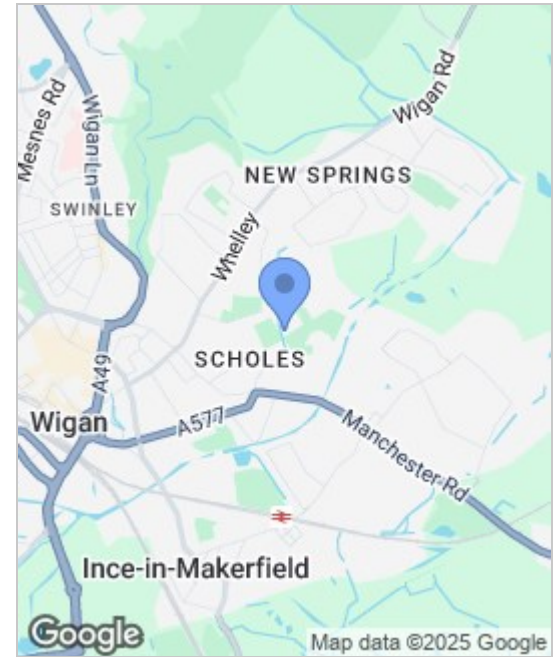
Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

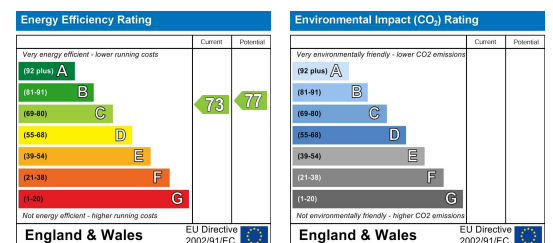
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

specialists in sales, Lettings & Property Investments