



43 Davy Road

Abram, Wigan, WN2 5YX

Offers In The Region Of £230,000



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this wonderfully presented 3 bedroom semi detached family home in popular residential location that is close to excellent local schools, amenities and transport links including the East Lancashire Road and motorway networks. The accommodation briefly comprises of entrance / porch leading to a generous sized lounge and to the rear elevation is the downstairs W.C. and an open plan modern fitted kitchen / diner with French doors leading to the rear garden and provides access to the converted garage which could be utilised as a playroom / home office or dining room. To the first floor the landing provides access to 3 well appointed bedrooms with some built in storage spaces and the master benefits from an ensuite shower room with three piece suite and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also boasts Double Glazing throughout as well as a modern and tasteful décor. Externally, to the front elevation is off road parking, lawn, well stocked borders and access to the side elevation. To the rear the garden enjoys a sunny aspect with perimeter fencing, patio, well stocked borders and established lawn. The property will appeal to couple or family and early internal viewing is highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Porch

W.C.

Lounge

Kitchen / Diner

Reception 2

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bathroom

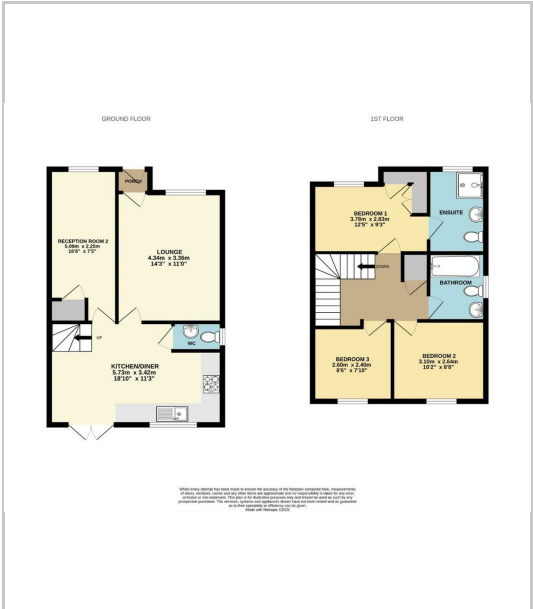
EXTERNAL

Rear Garden

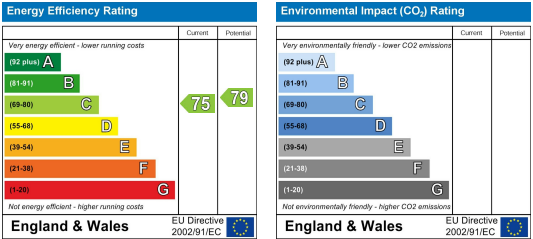
Area Map



Floor Plans



Energy Efficiency Graph



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