



## 34 Kirkwood Close

Aspull, Wigan, WN2 1DZ

**Offers In The Region Of £279,995**



Sapphire Homes are delighted to offer For Sale this wonderfully presented three bedroom detached family home which boasts spacious and well appointed accommodation and is in a quiet cul de sac in a popular residential location and is also within walking distance of local schools, amenities and transport links. The accommodation briefly comprises of entrance / porch, lounge, inner hallway with access to 1st floor accommodation and WC and to the rear elevation is a modern fitted kitchen / diner with integrated appliances and there are French doors leading to the conservatory to the rear elevation with access to the rear garden. To the first floor there is a generous landing with access to 3 generous bedrooms with fitted robes in all bedrooms and the master benefits from an ensuite shower room and there is a family bathroom with modern four piece suite in white. The property is warmed by Gas Central Heating and also benefits from a modern tasteful decor and UPVC double glazing throughout. Externally to the front elevation there is a integral garage, off road parking for two vehicles and low maintenance garden with artificial lawn. To the rear elevation the garden enjoys a sunny and private aspect and there is a patio area, established lawn, well stocked borders and there is a decking area which is perfect for sitting and BBQ's for entertaining friends / family. Early internal viewings are a must to appreciate this wonderful family home.



GROUND FLOOR

Entrance / Hallway

Lounge

W.C.

Kitchen / Diner

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

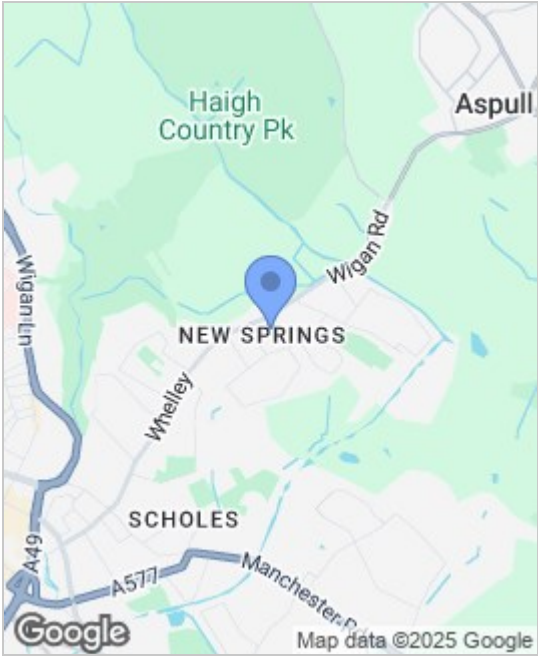
Family Bathroom

EXTERNAL

Integral Garage

Rear Garden

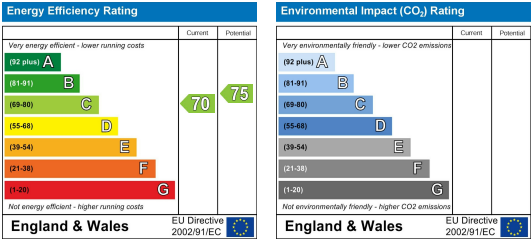
Area Map



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 firms employment has the authority to make or give any representation or warranty in relation to the property.

