



3 Holcroft Drive

Abram, Wigan, WN2 5YP

Offers Over £180,000



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this wonderfully presented 3 bedroom 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 offers over 1100 square feet of well appointed accommodation which briefly comprises of entrance / hallway leading to a downstairs W.C. / cloakroom, generous sized lounge with feature fireplace and French doors to the rear elevation, dining room / reception 2 and modern fitted kitchen / diner with door providing access to the side elevation. To the first floor the generous landing provides access to 3 good sized double bedrooms with the master benefiting from an ensuite bathroom with three piece shower suite and 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 decor. Externally there is a garage providing useful storage and to the front there is off road parking for 2 vehicles, lawn, well stocked borders and access to the side elevation. To the rear is a well maintained garden with perimeter fencing, patio area, lawn and well stocked borders. Early viewing is highly recommended to appreciate this wonderful family home.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

W.C.

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

Rear Garden

Single Garage

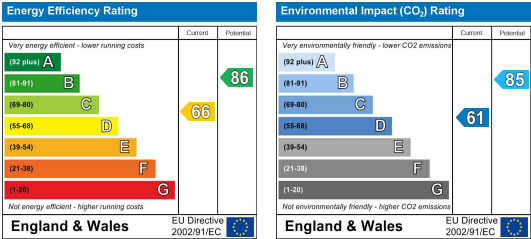
Area Map



Floor Plans



Energy Efficiency Graph



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