



## 6 Carr Lane

Hawkey Hall, Wigan, WN3 5LZ

**Offers In The Region Of £189,995**



Sapphire Homes are delighted to bring to market this well appointed 3 bedroom semi detached family home on generous plot that is situated in a quiet and popular residential location and close to local schools, churches, amenities, transport links including the M6 and is a short walk to local supermarkets. The accommodation briefly comprises of entrance / hallway, generous lounge with through dining room and a fitted kitchen with access to the rear garden. To the first floor there are three good sized bedrooms and family bathroom with three piece suite in white with shower over bath. The property is warmed by gas central heating and also benefits from double glazing and whilst some modernisation is required the property offers huge potential to extend to side or rear elevations subject to planning consent and improve the current property to make a wonderful family home. The loft also had boarding with ladder access which offers excellent storage. Externally there is a low maintenance gardens to the front with driveway leading to single detached garage with power and lighting and to the rear there is a generous garden which enjoys a sunny aspect which is mainly laid to lawn and also has a large patio area, well stocked borders and perimeter fencing. Early internal viewings are highly recommended to appreciate in full. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

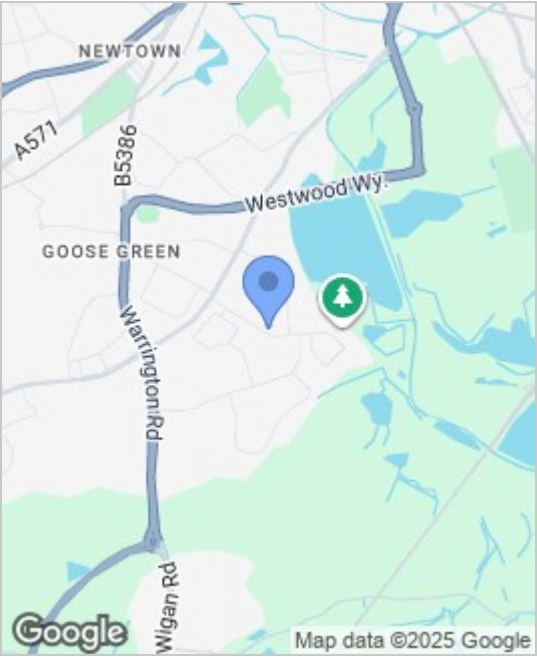
Bathroom

EXTERNAL

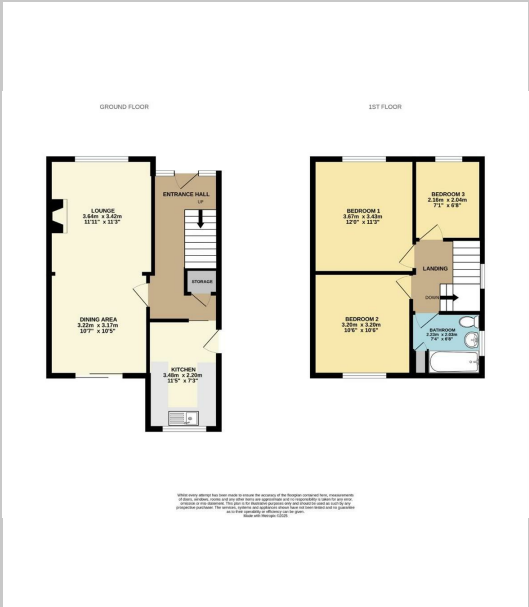
Rear Garden

Detached Garage

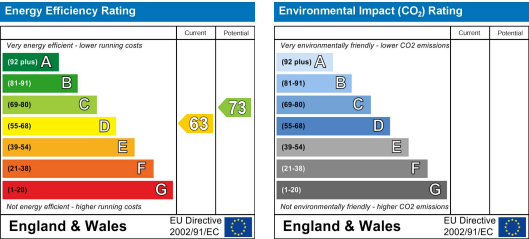
Area Map



Floor Plans



Energy Efficiency Graph



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