



## 17 Shefford Crescent

, Wigan, WN3 6LF

**Price £279,995**



Sapphire Homes are delighted to offer For Sale, this extended 3 bedroom semi detached family home located in the highly desirable area of Winstanley which would make a fantastic buy for a growing family as it offers ample and flexible living space as well as being positioned within the catchment to the areas highly acclaimed schools, local amenities and is only a short drive to transport links for those requiring the commuter network. In brief, the accommodation comprises a welcoming entrance porch / hallway, utility room and there is a spacious lounge with modern feature fire. To the rear elevation there is a stunning large open plan kitchen / dining / living space with velux windows and French doors and offers a fantastic space for entertaining family and friends. The fitted kitchen comes with smart integrated appliances including two Neff self-cleaning ovens one of which is a steam oven, remote control extractor, induction hob, microwave and two fridge/freezers. To the first floor the landing area gives access to three well appointed bedrooms with the master boasting fitted robes and there is a family bathroom with a three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing throughout and boasts a light and airy décor which is ideal for any clients seeking a property they can simply move straight into. Externally to the front elevation there is a driveway providing off road parking leading to a small garage area (partially converted to utility) and there is perimeter fencing and well stocked borders. To the rear there is a two tier patio garden which is low maintenance with planted borders and access to the side elevation. Early viewings are highly recommended to appreciate the size and finish of this wonderful family home which is offered to market with No Upward Chain.



GROUND FLOOR

- Porch
- Lounge
- Kitchen / Dining / Living Area

Utility Room

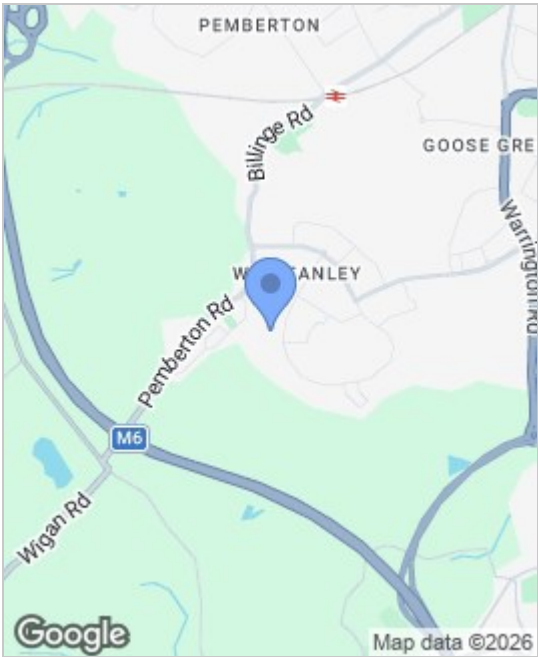
FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

EXTERNAL

Rear Garden

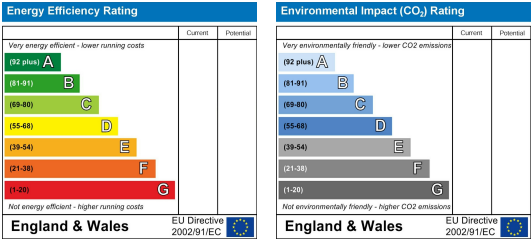
Area Map



Floor Plans



Energy Efficiency Graph



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