



10 Tallies Close

Abram, Wigan, WN2 5YU

Price £210,000



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this wonderfully maintained 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 / hallway, generous sized lounge and to the rear there is a modern fitted kitchen / dining room with French doors leading to the rear garden and access to the W.C. To the first floor the generous landing provides access to 3 good sized bedrooms with the master benefiting from fitted robe and an en-suite with three piece shower suite in white and there is a family bathroom with a 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 the property has a low maintenance front garden with small lawn area and there is off road parking for two vehicles. To the rear the garden enjoys a sunny aspect and has a lawn area, seating / paved area, decking area and there is a garden room which is currently used as a home office but lends itself to other uses and benefits from heating and lighting. Early viewing is highly recommended to appreciate this wonderful family home in full which is offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

W.C.

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

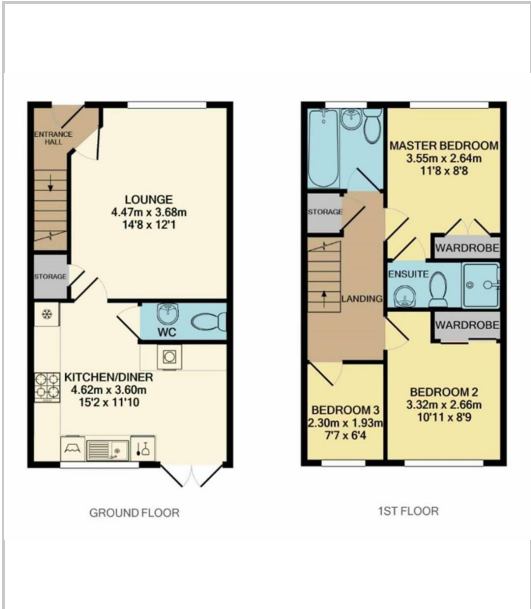
Bedroom 3

Bathroom

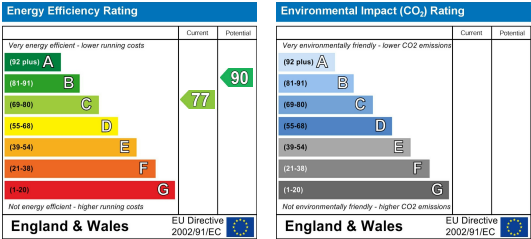
Area Map



Floor Plans



Energy Efficiency Graph



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