15 Balniel Walk

Whelley, Wigan, WN1 3UU

Offers Over £195,000

3 1 2 E

Available with no onward chain Sapphire Homes are delighted to offer For Sale this well maintained 3 bedroom semi detached family home that is situated on the boundary of Haigh Hall plantations and is within easy reach of Wigan town centre, as well as being in close proximity to local schools, churches, amenities and transport links. The accommodation briefly comprises of porch leading to a welcoming entrance / hallway, living room with through dining room / reception 2 to the rear elevation and the hallway also provides access to a separate modern fitted kitchen with door leading to the side elevation. To the first floor the landing area provides access to three well appointed bedrooms and a family bathroom with large walk in shower area and there is a separate W.C.. The property is warmed by Gas Central Heating and also benefits from double glazed windows, CCTV, security alarm and a tasteful décor. Externally the property has off road parking to the rear elevation within the garage but the garden could be amended to accommodate additional rear parking subject to planning. The rear garden also has an established lawn and seating area and enjoys a sunny aspect. To the front elevation, the property has an established lawn, well stocked borders with hedge perimeter and there is access to the side elevation. Early internal viewing are highly recommended to appreciate this wonderful property which is perfect for a couple or a family

GROUND FLOOR

Porch

Entrance / Hallway

Lounge

Dining Area

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

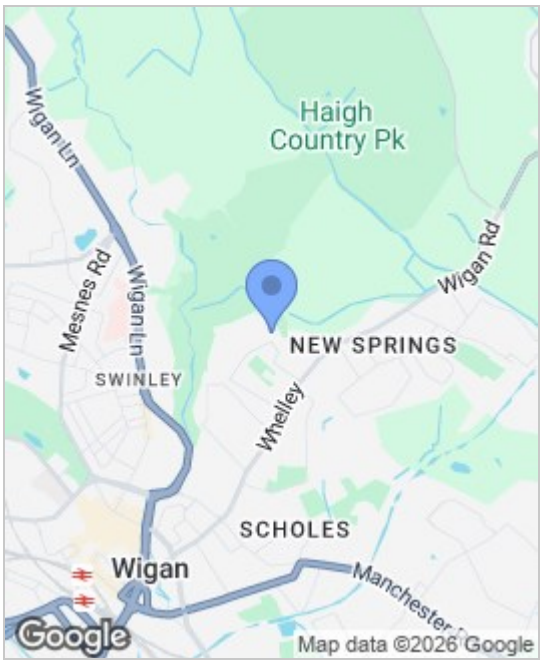
W.C.

EXTERNAL

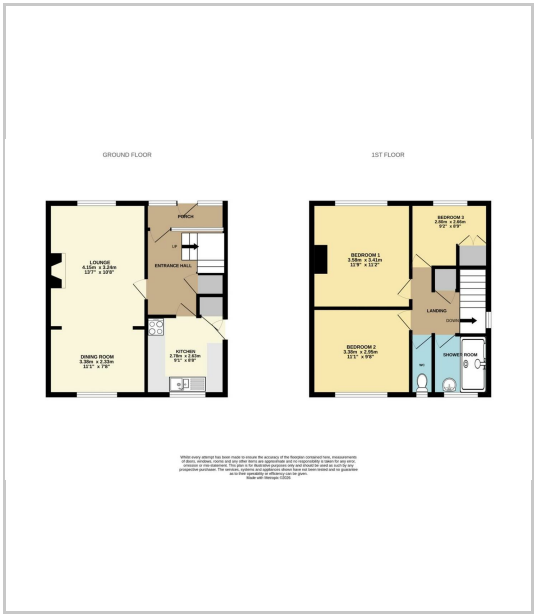
Rear Garden

Garage

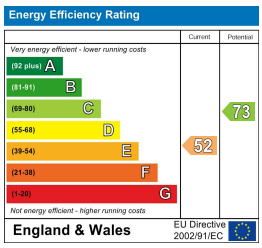
Area Map

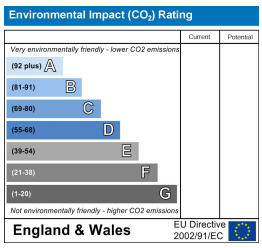


Floor Plans



Energy Efficiency Graph





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