



## 65 Parkfields

Abram, Wigan, WN2 5XR

**Price £195,000**



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this immaculately presented and notably extended 4 bedroom semi detached family home located in a 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, downstairs W.C., generous sized lounge and to the rear elevation there is a stunning open plan kitchen / dining / family room which boasts granite worksurfaces and integrated appliances and there are French doors leading into the rear garden. To the first floor the landing provides access to 4 good sized bedrooms with three boasting fitted robes and there is 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 décor. Externally the property provides off road parking to the front elevation with perimeter fencing and gated access to the side elevation and to the rear there is a a patio area, lawn, perimeter fencing and two summer / garden rooms which offers lots of potential for a home office, gym, play area or other uses. Early viewing is highly recommended to appreciate this wonderful family home.



## GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Dining / Family Room

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

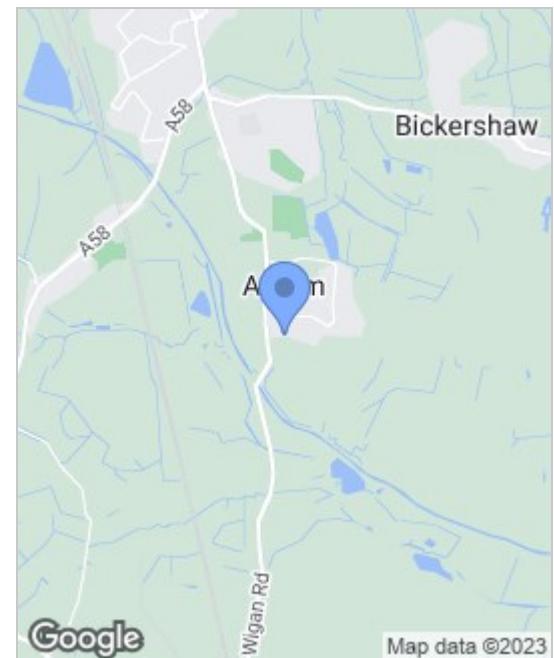
Bedroom 4

Bathroom

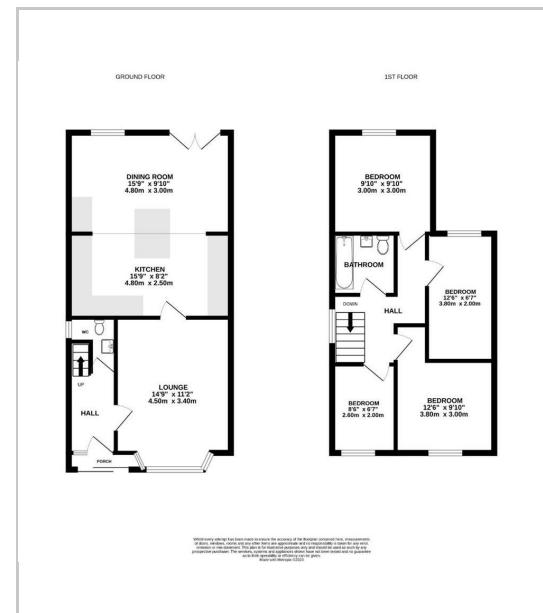
## EXTERNAL

Rear Garden

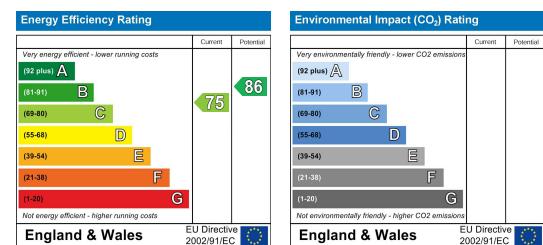
## Area Map



## Floor Plans



## Energy Efficiency Graph



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