



## 12 Cavendish Court

Ince, Wigan, WN3 4JG

Price **£139,995**



Sapphire Homes are pleased to be in a position to offer For Sale this well presented 3 bedroom semi detached property that is located at the head of a quiet cul de sac in popular residential location that is also close to local schools, amenities and transport links. The accommodation briefly comprises of entrance / hallway, generous lounge / dining room with French doors leading to the rear garden and a separate modern fitted kitchen with integrated appliances. To the first floor the landing provides access to 3 bedrooms with the master boasting fitted robes and an ensuite with modern three piece shower suite and a family bathroom with modern three piece suite in white with shower over bath. The landing also has a loft ladder providing access to a converted loft room with window to the side elevation and would make a great home office, play area for older children or excellent storage options. The property is warmed by Gas Central Heating and also benefits from a tasteful décor and UPVC double glazing throughout. Externally to the front and side elevation there is a low maintenance garden with driveway providing off road parking for 2 - 3 cars and to the rear there is an expertly landscaped garden which enjoys a sunny aspect with a large patio area, artificial lawn, perimeter fencing and raised borders. Early Internal viewing is a must to appreciate in full. Offered to market with no upward chain.



## GROUND FLOOR

Entrance / Hallway

W.C.

Kitchen

Lounge

## FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bathroom

## SECOND FLOOR

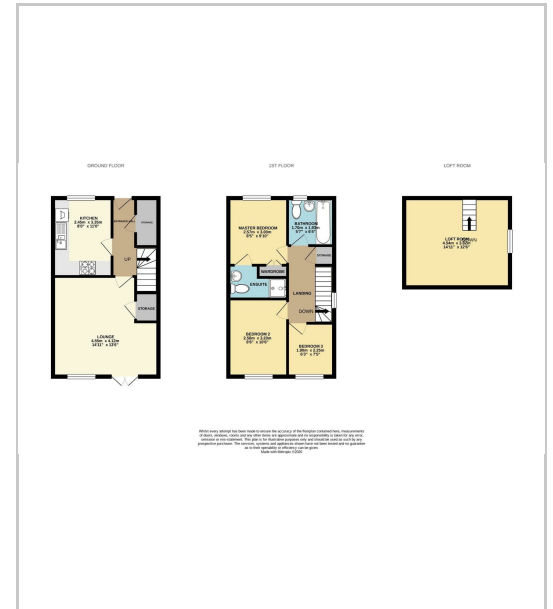
Loft Room

EXTERNAL

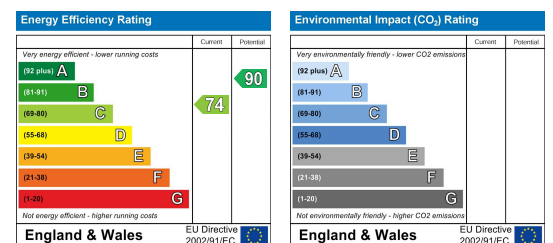
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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