



## 43 Lyndon Avenue

Shevington, Wigan, WN6 8BU

**Offers Over £225,000**



Offered for sale with no onward chain Sapphire Homes are delighted to offer For Sale this well presented 2 bedroom semi detached bungalow in a quiet cul de sac in the much sought after location of Shevington and is a few minutes walk to the heart of the Village. The property is also close to excellent transport links including bus routes, the M6 motorway as well as both Gathurst and Appley Bridge train stations. The accommodation in brief comprises of entrance / hallway, modern fitted kitchen with open plan dining room, generous lounge with elevated views and to the rear elevation there are two generous bedrooms and family bathroom with modern three piece shower suite with walk in shower. The property is warmed by Gas Central Heating and also benefits from double glazing and a modern tasteful décor throughout. Externally the property has a driveway with ample off road parking leading to raised side garden with patio area, lawn, shed and greenhouse and to the rear there is a patio area with well stocked borders and perimeter fencing. Early viewing is encouraged to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining / Living

Bedroom 1

Bedroom 2

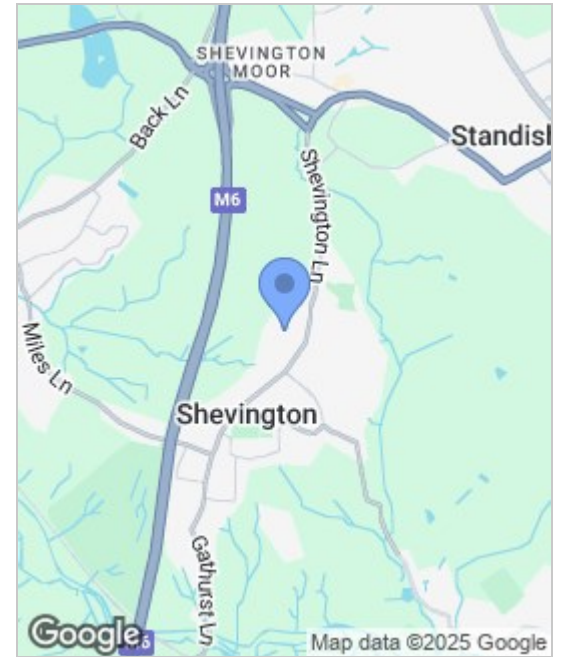
Bathroom

EXTERNAL

Rear Garden

Side Garden

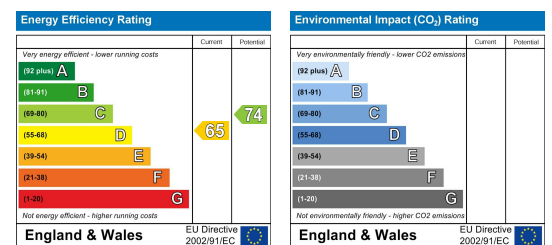
## Area Map



## 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 on behalf of the property.



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