

193 Ashbourne Avenue

New Springs, Wigan, WN2 1HW

Price £180,000

3 1 2 D

Sapphire Homes are pleased to offer this well maintained three bedroom semi detached house in popular residential location that offers close proximity to local schools, amenities and transport links and would be perfect for couple or family. The accommodation briefly comprises of entrance / hallway lounge with through dining area and there is access to modern fitted kitchen with door providing access to the side elevation. To the first floor the landing provides access to three well appointed bedrooms and there is a family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a modern tasteful décor throughout. Externally to the front elevation is a lawn area, well stocked borders and a driveway providing off road parking to the front / side elevation. To the rear, the garden enjoys a private aspect with a lower patio area which has steps leading to a raised garden with lawn area, patio and mature trees to the rear. The property is offered with No Upward Chain and early internal viewings are advised to appreciate in full.







GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

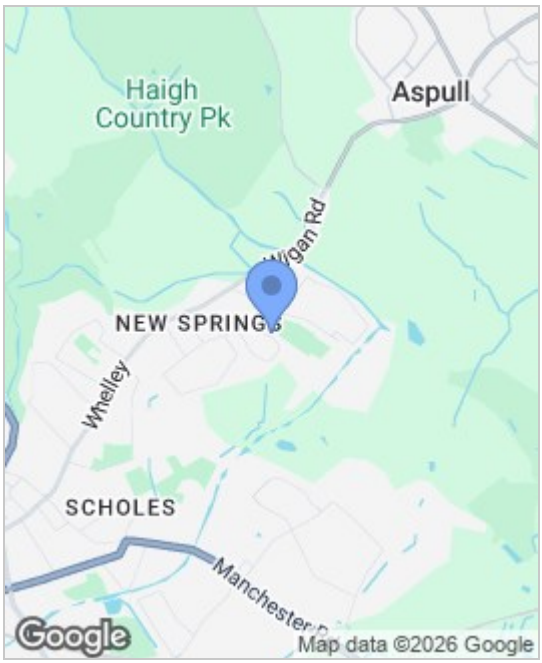
Bedroom 3

Bathroom

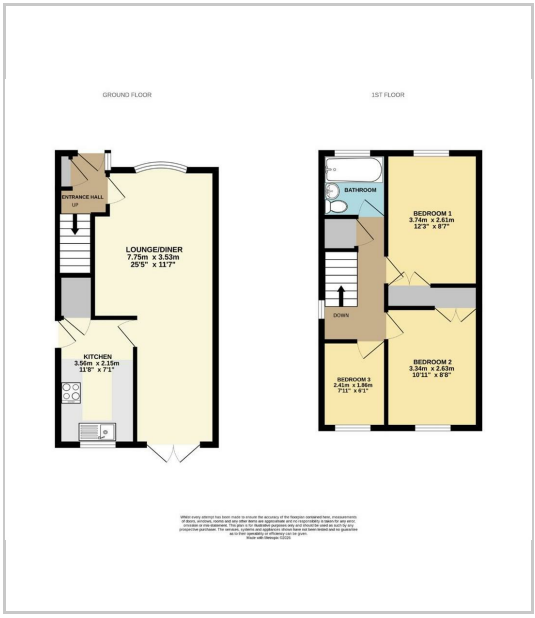
EXTERNAL

Rear Garden

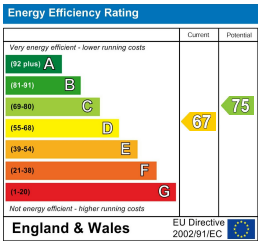
Area Map

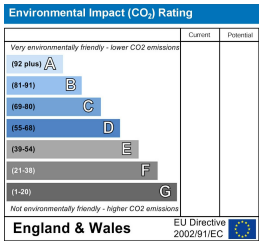


Floor Plans



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX
T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366