



## 31 Milton Grove

Orrell, Wigan, WN5 8HT

Asking Price £310,000



Presented to a good standard throughout whilst retaining some original features, Sapphire Homes are delighted to present to the market this well maintained and deceptively spacious 4 bedroom semi-detached family home. Located in a much sought after location and is close to local schools, amenities and transport links including junction 26 of the M6 motorway and also the M58 it's ideal for those who commute to work. The property briefly comprises of entrance / hallway, generous lounge with doors leading to rear garden, reception 2 / dining room and to the rear elevation there is a modern fitted kitchen with door leading to the garage / workshop which also has a utility area To the first floor there is a split level landing which provides access to 4 good sized bedrooms and there is a family bathroom with 4 piece suite in white with large walk in shower and double sink feature. The property is warmed by Gas Central Heating and benefits from a modern tasteful décor and UPVC double glazing throughout. Externally the property boasts off road parking to the front elevation and there is access to a large garage / workshop with front and rear access which lends itself to a number of uses. Externally to the rear there is a large south facing rear garden which enjoys a sunny and private aspect overlooking local playing fields and has an elevated patio area, established lawn, well stocked borders, perimeter fencing and views to the rear. Early viewing is a must to truly appreciate this magnificent family home.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

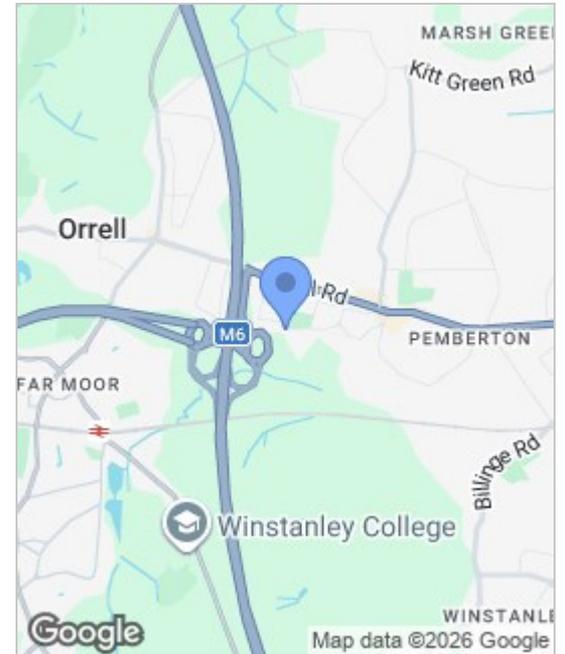
Family Bathroom

## EXTERNAL

Rear Garden

Integral Garage and Workshop

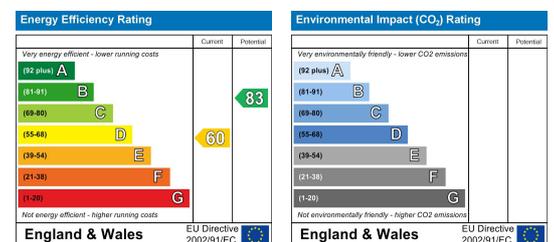
## Area Map



## 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 these particulars as a 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 this property.



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