# 22 Brecon Drive

## Hindley Green, Wigan, WN2 4RX

**Offers In The Region Of £185,000**

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Sapphire Homes are delighted to offer For Sale this well presented three bedroom semi detached family home that is positioned within a popular location and offers convenience to local shops and amenities and also offers close proximity to local schools as well as transport and commuter links. In brief the accommodation comprises a welcoming entrance hallway which leads into the well proportioned dual aspect lounge with through dining room and there is a modern fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to three well appointed bedrooms and there is a modern bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazing throughout. Externally to front elevation is an enclosed garden with perimeter fencing, lawn, well stocked borders and there is off road parking to the side elevation. To the rear the garden enjoys a sunny aspect and has a patio area, artificial lawn, well stocked borders and perimeter fencing. This excellent home would suit a range of buyers and early viewing is highly advised to appreciate in full.

## GROUND FLOOR

**Entrance / Hallway**

**Lounge**

**Dining Area**

**Kitchen**

## FIRST FLOOR

**Landing**

**Bedroom 1**

**Bedroom 2**

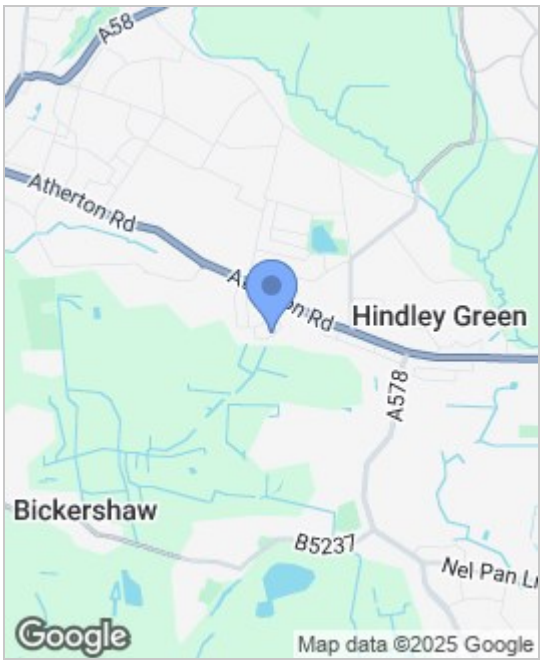
**Bedroom 3**

**Bathroom**

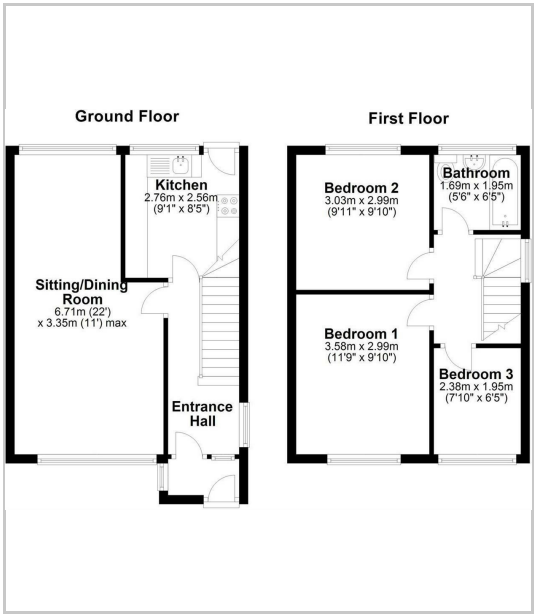
## EXTERNAL

**Rear Garden**

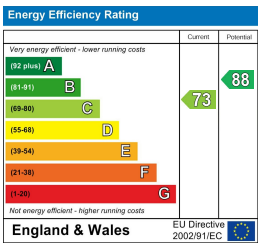
## Area Map

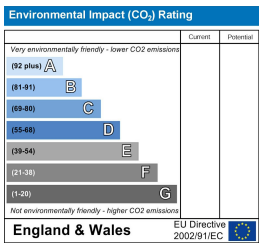



## Floor Plans




## Energy Efficiency Graph





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