



## 9 Browning Grove

Standish Lower Ground, Wigan, WN6 8LA

**Offers Over £200,000**



Sapphire Homes are delighted to offer for sale this well presented 3 bedroom semi detached dormer bungalow situated in this popular residential area close to local schools, amenities and transport links. The property is also ideally located for those requiring the commuter links with M6 Junction 27 being less than 10 minutes drive away. The accommodation briefly comprises of entrance / hallway, lounge with feature fireplace and surround, modern fitted kitchen / diner to the rear elevation which also benefits from an extension which boasts an additional seating area in a garden room / living area. The hallway also provides access to the fitted bathroom with three piece shower suite in white and there is a small bedroom with fitted robes to complete the ground floor accommodation. To the first floor there is a landing offering access to two good sized bedrooms both benefitting from fitted robes but there is huge potential to extend the dormers or to remodel to create an additional bedroom space. The property is warmed by gas central heating and benefits from UPVC double glazing, driveway providing off road parking for 2 cars or more to the side elevation and there is a detached garage. To the front there is a small garden area with well stocked borders and perimeter wall and to the rear the garden boasts a large garden which boasts a sunny and private outlook which is perfect for entertaining friends and family with a number of patio / seating area, 2 lawn areas and well stocked borders with perimeter fencing. Early viewing is highly recommended to fully appreciate this lovely family home which is offered to market with the benefit of no upward chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Inner Hallway

Kitchen

Dining Room / Reception Area

Bathroom

Bedroom 3

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

EXTERNAL

Rear Garden

Detached Garage

ADDITIONAL INFORMATION

Disclaimer

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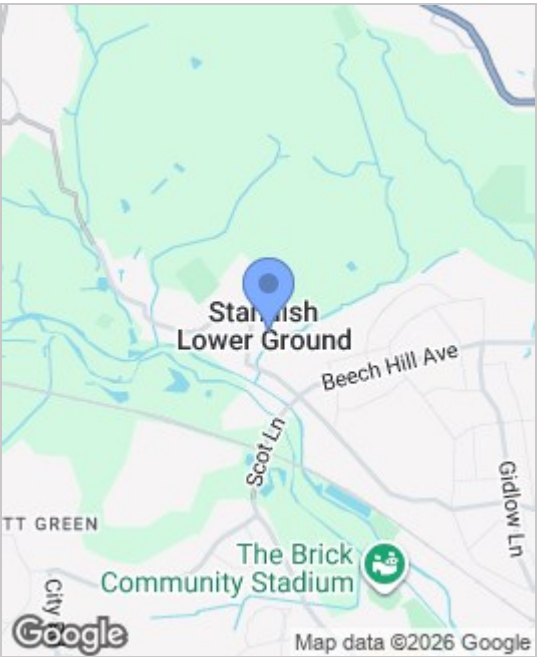
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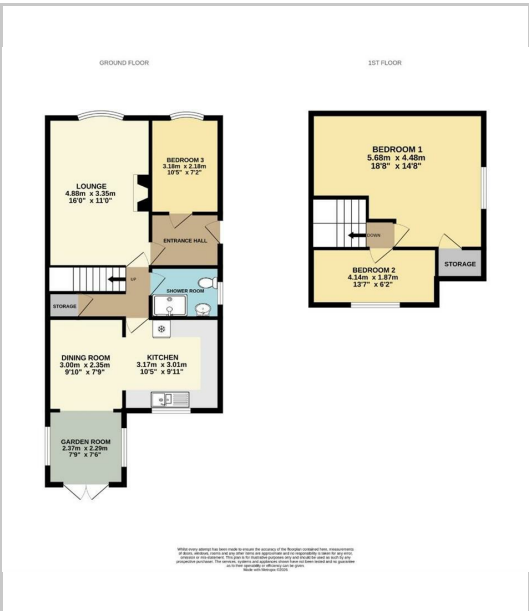
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Area Map



Floor Plans



Energy Efficiency Graph

