



17 Launceston Road

Hindley Green, Wigan, WN2 4TQ

Price £229,995



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this immaculately presented 2 bedroom semi detached true bungalow positioned in a quiet residential location that is close to both local amenities and transport links as well as being on a quiet road which will appeal to professional, couple or someone looking for a low maintenance retirement property. The accommodation briefly comprises of a welcoming and open plan modern fitted kitchen / dining area which benefits from integrated appliances, generous lounge with feature fireplace, modern fire and to the rear elevation, the hallway provides access to two double bedrooms and a family bathroom with four piece suite in white with walk in shower and separate bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazing throughout. There is also a boarded loft offering useful storage. Externally the front and side elevation provides ample off road parking which leads to a detached garage and to the rear there is a large patio area which enjoys a sunny and private aspect with raised borders, perimeter fencing and side gated access providing access to garage and driveway. Early internal viewing is highly recommended to appreciate in full.



Garage

A map of Hindley Green, South Australia. The location is marked with a blue pin. The map shows surrounding roads: Atherton Rd to the west, Leigh Rd to the south, and Nel Pan Ln to the southeast. To the north is Daisy Hill. The map includes green areas for vegetation and blue lines for water features. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

GROUND FLOOR

KITCHEN/DINER
4.71m x 3.44m
155" x 113"

SHOWER ROOM
2.88m x 2.67m
9'5" x 8'9"

BEDROOM 2
3.63m x 2.83m
11'11" x 9'3"

BEDROOM 1
3.51m x 3.45m
11'9" x 11'4"

LOUNGE
4.71m x 3.44m
155" x 113"

©2016 every plannet has been made in order to the accuracy of the Building completed from requirements of client, architect, owner and any other basis on representation and responsibility solely for any and all purposes of development. This does not represent government and should be used only for the purpose of development.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 69 Potential: 76

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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