



117a Gathurst Road

Orrell, Wigan, WN5 8QJ

Price £450,000



Sapphire Homes are delighted to offer For Sale this brand new 4 bedroom detached family home that is located in a popular residential location and offers close proximity to outstanding local schools, amenities and transport links including the M6 and M58. The property offers an immaculate and high quality finish throughout as well as impressive amount of square footage and is perfect for couple or family. Internally the accommodation briefly comprises of entrance / hallway, generous living room, downstairs W.C. / cloakroom and to the rear elevation there is a large open plan luxury modern fitted kitchen with family living area and bi-fold leading out to the rear garden. There is also access to a utility room with side door access and integral garage access. To the first floor there is a generous landing with access into 4 large double bedrooms with the master benefitting from ensuite bathroom with luxury 3 piece shower suite and balcony door with Juliet balcony and views to the rear. One further bedrooms boasts an ensuite shower suite and there is a family bathroom with luxury 4 piece suite in white with walk in shower and separate bath. The property is warmed by gas central heating with underfloor heating to the ground floor and it also boasts aluminium UPVC double glazed windows and doors throughout and a beautifully presented and tasteful décor. Externally there are gardens to the front and rear - with the front offering ample off road parking which leads to an integral garage and to the rear there is a large patio area, lawn, borders and perimeter fencing. Early Internal Viewings are highly recommended to appreciate this wonderful family home.

ADDITIONAL INFORMATION

GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining / Family Room

Utility Room

W.C.

FIRST FLOOR

Landing

Master Bedroom

Ensuite

Bedroom 2

Ensuite

Bedroom 3

Bedroom 4

Bathroom

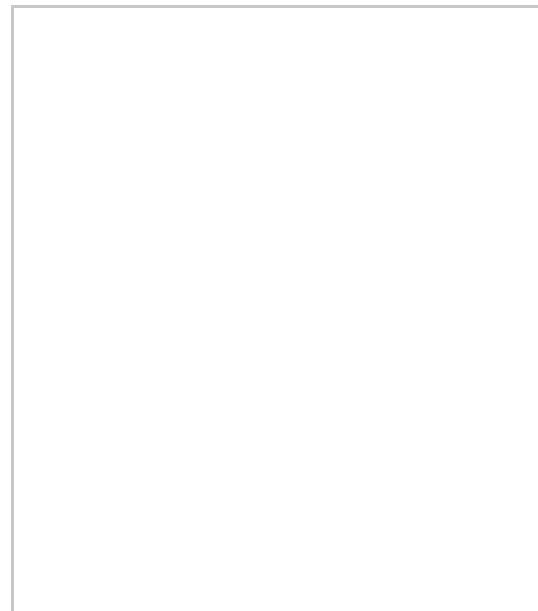
EXTERNAL

Rear Garden

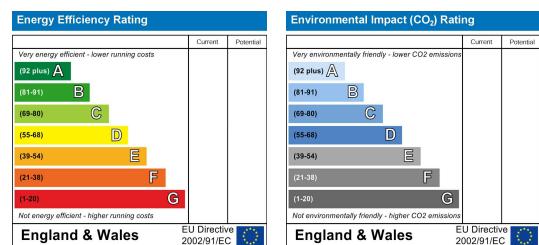
Area Map



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 containing representations 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 respect of this property.



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