



## 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

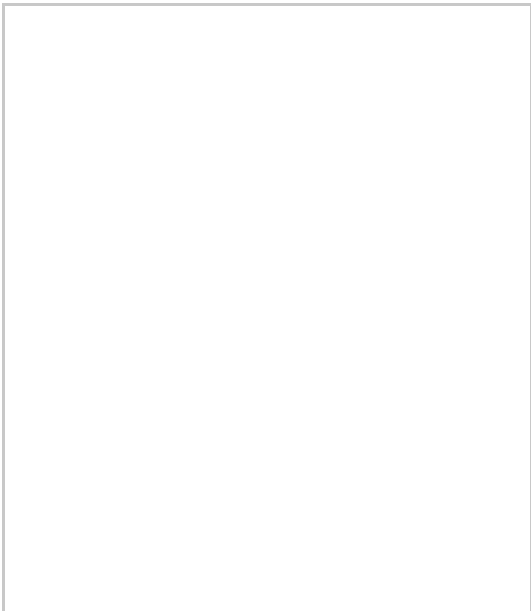
EXTERNAL

- Rear Garden

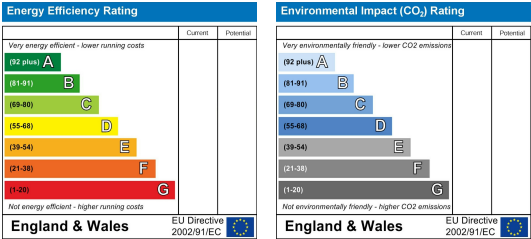
Area Map



Floor Plans



Energy Efficiency Graph



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