



## 7 Killington Close

Hawkey Hall, Wigan, WN3 5PT

**Offers In The Region Of £235,000**



Sapphire Homes are delighted to offer for sale this immaculately presented three bedroom semi detached family home situated in this popular residential area that is close to local amenities, excellent local schools and transport links including the M6 Junction 25. The accommodation briefly comprises of entrance / hallway which leads to a generous living area with modern fire and surround, separate dining area / reception 2 and there is a modern fitted kitchen with door leading to the rear garden and to the rear of the property is a conservatory with French doors leading out to the rear garden. To the first floor the landing offers access to the three spacious bedrooms, a useful storage space and there is a large family bathroom with four piece suite in white with separate shower and bath. The property is warmed by gas central heating and benefits from UPVC double glazing throughout and a wonderful decor. Externally to the front elevation there is ample off road parking which leads to a single attached garage and access to the side elevation and to the rear the garden enjoys a sunny and private aspect and is a low maintenance with decking and paving area, artificial lawn and perimeter fencing. Early internal viewing is highly recommended to fully appreciate this lovely family home.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room

Kitchen

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

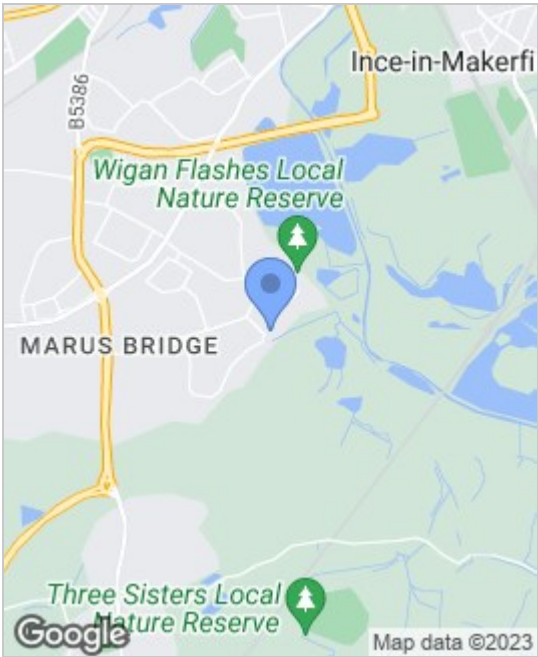
Bedroom 3

Family Bathroom

EXTERNAL

Rear Garden

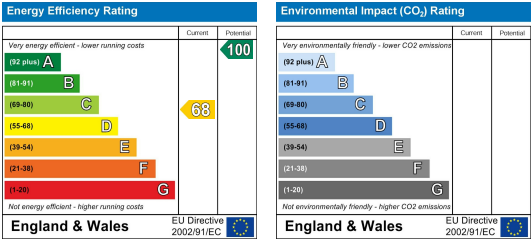
Area Map



Floor Plans



Energy Efficiency Graph



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