



5 Leyburn Close

Whelley, Wigan, WN1 3NF

Offers In The Region Of £255,000



Sapphire Homes are delighted to offer For Sale this immaculately presented 3 bedroom detached family home located in a popular residential location and is within easy reach of bus routes, shops and schools as well as being a brief walk to the Town Centre. The property offers high quality presentation throughout and briefly comprises of entrance / hallway, W.C., spacious lounge and to the rear elevation is a stunning modern fitted kitchen / diner with integrated appliances and worksurfaces to compliment and French doors leading to the rear garden. To the first floor the landing provides access to three well appointed bedrooms with the master benefitting from fitted robes and there is a family bathroom with luxury three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from a stunning internal décor, UPVC double glazed windows and neutral flooring throughout. Externally there is a low maintenance garden to the front with ample off road parking and access to the side elevation and to the rear there is a low maintenance garden which has recently undergone extensive landscaping which is perfect for entertaining friends / family with two large patio and seating areas, artificial lawn, newly installed perimeter fencing and shed offering useful storage. This property is perfect for a couple or family and early internal viewings are highly recommended to appreciate this beautiful family home.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

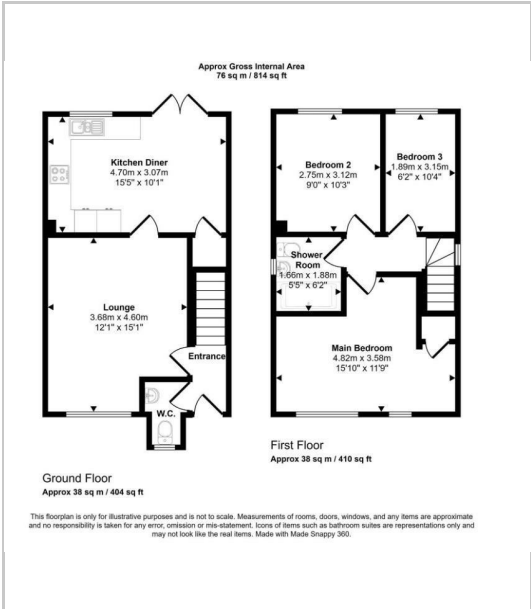
EXTERNAL

Rear Garden

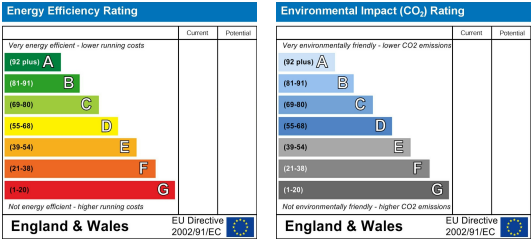
Area Map



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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

