



10 Milton Grove

, Wigan, WN1 2PG

Price £389,995



Sapphire Homes are delighted to offer For Sale this beautiful, extended, character semi-detached house situated within one of Wigan's most desirable residential areas which is close to Mesnes Road and Wigan Lane the property is within easy reach of excellent local schools, walking distance of the Town Centre and Railway Stations and close to Mesnes Park and Haigh Woodland Park. The property is immaculately presented and has been extended to provide a contemporary open plan layout whilst retaining all the character of a 1930's house. The accommodation briefly comprises, to the ground floor, fabulous reception / hall with stairs to first floor, W.C. / cloakroom and a spacious lounge to the front elevation. Upon entering the modern fitted kitchen which boasts fitted appliances and quality finishes, the property is open plan into the extension which is the heart of the home with a large orangery with double glazed lantern roof, a large picture window and french doors leading out to the gardens. Leading off the orangery there is an inviting living area / snug with a log burner. To the first floor there is a large landing area with double glazed window to the front and a drop down ladder allows access to the loft space. The landing also provides access to three generous bedrooms and there is a quality family shower room with shower enclosure. The property occupies a generous plot and there are lawned gardens to the front and a large, imprinted concrete driveway provides parking for multiple vehicles. To the side the garage is adapted to provide a utility room to the front and storage to the rear. There is a large private garden to the rear, which is mainly laid to lawn with mature, planted borders, a number of seating areas to take advantage of the westerly sunshine. The property offers a rare combination of space and style in a much sought-after residential area and viewings are essential to appreciate this beautiful home which is offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen

Dining / Family / Living Area

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

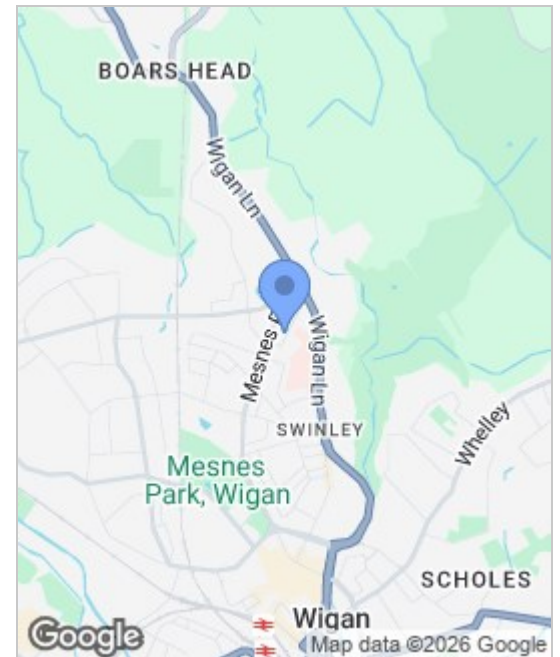
Bathroom

EXTERNAL

Garage

Rear Garden

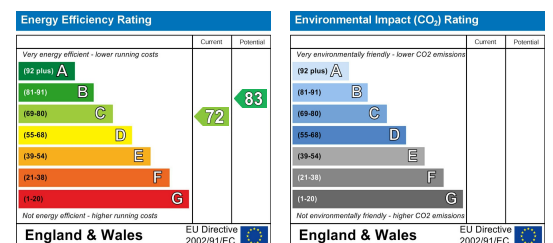
Area Map



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 firm's employment has the authority to make or give any representation or warranty in relation to the property.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

specialists in sales, Lettings & Property Investments