



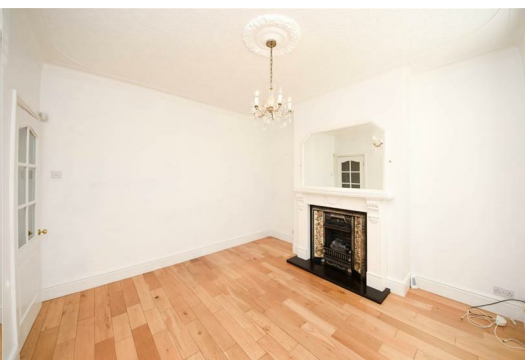
48 Spencer Road

Whitley, Wigan, WN1 2PW

Offers Over £310,000



Sapphire Homes are delighted to be in a position to offer For Sale this traditional three bedroom semi detached property which is situated in the ever popular location of Whitley and is close to outstanding local schools, local amenities, transport links as well as being within walking distance of Mesnes Park, Haigh Hall and the Town Centre. The property also boasts a sunny aspect to the rear as well as wonderful views over Whitley Mere. The accommodation briefly comprises of a welcoming hallway, a generous reception room to the front elevation and to the rear there is a large open plan fitted kitchen / dining room with large conservatory beyond with doors leading out to the rear garden. To the first floor, the landing provides access to three generous bedrooms with two boasting fitted wardrobes and a family bathroom with modern four piece suite in white with separate shower and bath. The property also boasts a small cellar space which offers excellent storage potential subject to completion of works. The property is warmed by Gas Central Heating and also boasts a modern tasteful décor and UPVC double glazing throughout. To the front elevation there is a multiple car driveway providing off road parking which leads to a large garage with front and rear access, brick perimeter wall with hedging and gated access to the side elevation. To the rear the garden enjoy a sunny aspect which is perfect for entertaining friends and family and consists of patio area, established lawn areas, well stocked borders and green house to the rear as well as lovely views to Whitley Mere. This property is perfectly suited to couple / family and early internal viewings are highly recommended to appreciate this wonderful family home and is offered to market with the benefit of No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

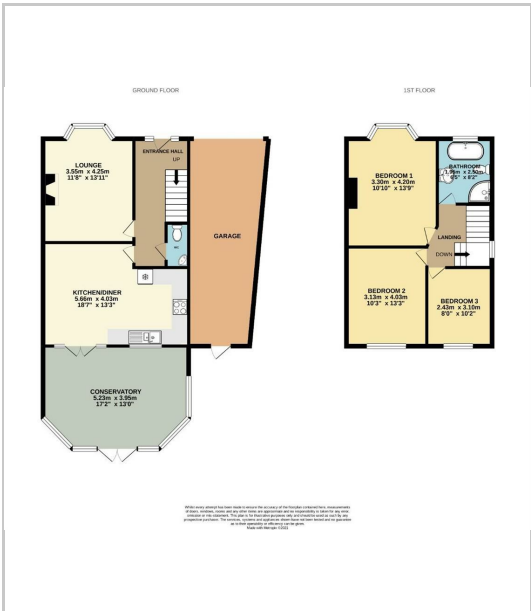
Rear Garden

Garage

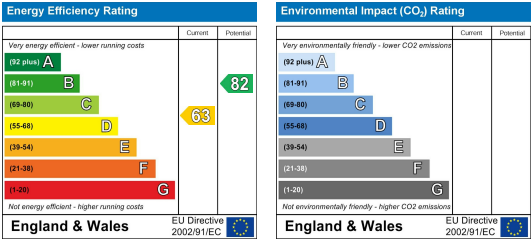
Area Map



Floor Plans



Energy Efficiency Graph



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