



18 Redfield Croft

, Leigh, WN7 1EN

Asking Price £350,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented 4 bedroom detached family home that is located in a quiet cul de sac with in a sought-after location that is close to local schools, amenities and transport links including the guided bus route for those requiring commuter links into Manchester as well as the East Lancashire road and motorways network. The accommodation briefly comprises of entrance / hallway, w.c, generous lounge with modern fire and surround and to the rear elevation there is a modern fitted kitchen, dining room / reception and a conservatory / orangery to the rear elevation. To the first floor the landing provides access to four generous bedrooms with the mater benefitting from ensuite shower room and there is a family bathroom with modern three piece suite in white. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing throughout and a modern tasteful décor. Externally there is a driveway to the side elevation providing ample off road parking leading to a detached garage which has been converted into a games room. To the rear the garden enjoys a sunny outlook with patio, established lawn and well stocked borders. The property is perfect for a family and early internal viewing is highly recommended to appreciate this wonderful home in full.



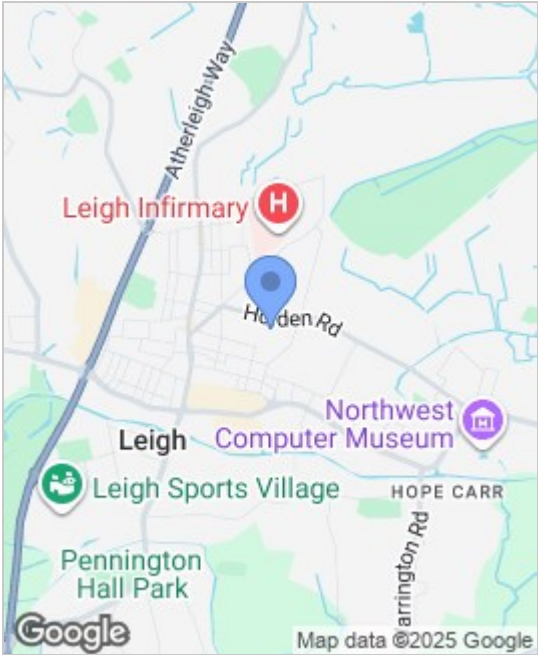
GROUND FLOOR

- Entrance / Hallway
- W.C,
- Lounge
- Dining Room / Reception 2
- Kitchen
- Conservatory / Orangery

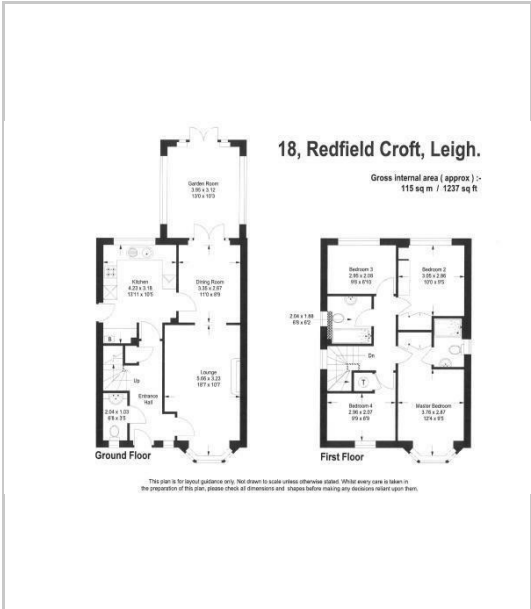
FIRST FLOOR

- Landing
 - Bedroom 1
 - Ensuite
 - Bedroom 2
 - Bedroom 3
 - Bedroom 4
 - Bathroom
- EXTERNAL
- Rear Garden

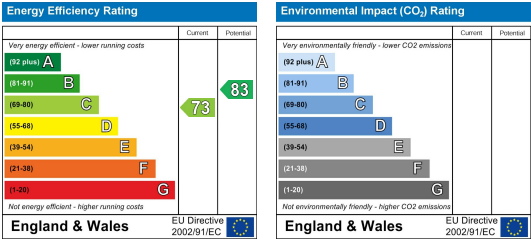
Area Map



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 them as a 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 this property.

