

40 Pine View

Winstanley, Wigan, WN3 6DF

Offers In The Region Of £395,000

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Sapphire Homes are delighted to offer For Sale this well maintained 3 bedroom detached family home that is positioned in a much sought after location that is close to local schools, amenities and transport links as well as within driving distance of the motorway network for those requiring commuter links as well as the East Lancashire Road. In brief the accommodation comprises of a large welcoming entrance which is open plan into a lounge area with large window overlooking the rear garden, there is a downstairs W.C., dining room / reception 2 and there is a separate fitted kitchen which leads into a conservatory with door leading out to the rear garden. To the first floor the landing provides access to three good sized bedrooms and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful decor and UPVC double glazing throughout. Externally to the front elevation there is a driveway which leads to a garage with front and rear access and to the rear there is a large garden with patio areas, well stocked borders, established gardens and perimeter fencing. The property is perfect for couple or family and early internal viewing is a must to appreciate in full. No Upward Chain.







GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Dining Room / Reception 2

Kitchen

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

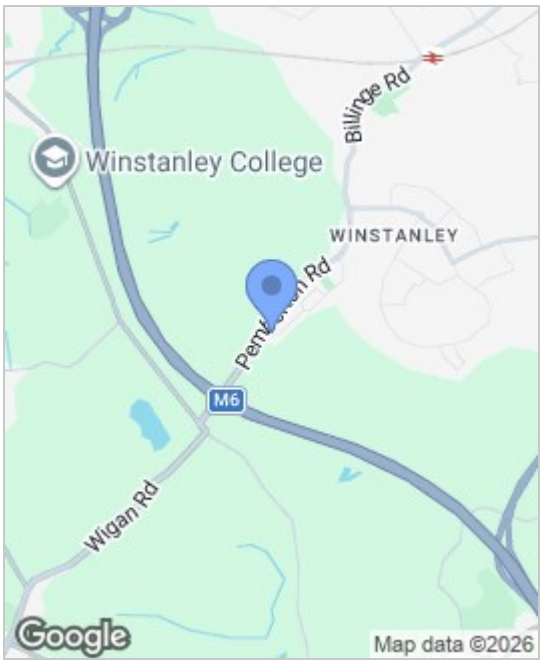
Bathroom

EXTERNAL

Garage

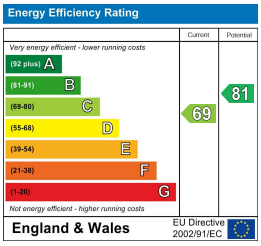
Rear Garden

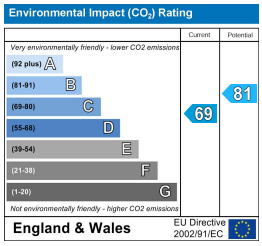
Area Map



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 them as statements of 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 respect of the property.

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