



8 Trevelyan Drive

, Wigan, WN5 7JU

Offers Over £450,000



Sapphire Homes are delighted to offer For Sale this deceptively spacious four bedroom detached family home affording well planned and spacious family accommodation throughout in the popular area of Billinge and nestled away at the head of a quiet cul de sac in a much sought after location and in the catchment for highly acclaimed schools, convenient to shops and amenities together with bus routes and the M6 and East Lancashire Road approximately three miles away offering excellent commuter links. In brief the accommodation comprises of entrance / hallway, w.c., generous front to rear lounge, dining room / reception 2 and there is a fitted kitchen which provides access to a utility room and a door providing access to the rear garden. To the first floor the landing provides access to four good sized double bedrooms with the master having ensuite with shower suite and there is a family bathroom with three piece suite and shower over bath. The property is warmed by gas central heating and benefits from double-glazing but does require some modernisation throughout. Externally there is a large driveway providing ample off road parking which leads to a double garage and there is a well stocked side garden with mature trees, plants and raised borders. To the rear there is a lawn, patio area, well stocked borders and perimeter fencing. The property is offered to market with no upward chain and internal viewings are highly recommended to appreciate in full.



Garage

A map of the Longshaw area. Winstanley College is marked with a school icon at the top. A blue location pin is placed near the intersection of Crank Rd and Upholland Rd. Other roads shown include Wigan Rd and Main St. The Google logo and 'Map data ©2020' are at the bottom.

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 70, Potential: 81

England & Wales EU Directive 2010/31/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 70, Potential: 60

England & Wales EU Directive 2010/31/EC



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