

## Sandpiper Road, Highfield, Wigan, WN3 6AX



**Sale : £190,000**

This fabulous, three bedroom, semi detached home is located in the ever popular location of Highfield. here are local schools, shops and bus routes close to hand, plus Pemberton Train station and the M6 & M58 motorway networks are just a short distance away. The house has three bedrooms and small conservatory to the rear, off road parking and mature gardens to the front and rear. This house is available to view now and is strictly by appointment only. Contact us today to book yours.

### **Entrance Vestibule**

Entrance door to the side and window to the front.

### **Lounge**

Fireplace with gas fire, UPVC double glazed window to the front and spindle staircase.

### **Dining Kitchen**

A good range of wall and base units, with electric hob and oven, space for washing machine and fridge. UPVC double glazed window to the rear and doors leading to conservatory.

### **Conservatory**

UPVC double glazed frame and French doors to the side.

### **Landing**

UPVC double glazed window to the side and access to all first floor bedrooms.

### **Bedroom 1**

UPVC double glazed window to the front, central heating radiator and fitted wardrobes and storage.

### **Bedroom 2**

UPVC double glazed window to the rear and central heating radiator.

### **Bedroom 3**

Central heating radiator and UPVC double glazed window.

### **Shower Room**

Corner shower, low level WC, vanity wash hand basin, UPVC double glazed window and central heating radiator.

### **Exterior**

Garden and driveway to the front providing of road parking. Enclosed rear garden with lawn, mature trees and shrubs and paved patio area.





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