

**Sandringham Close, Pemberton, Wigan, WN5 9EZ**



**Sale : £235,000**

A fabulous, corner plot bungalow, which is modern throughout and ready to move into. There is a large sunshine lounge, modern kitchen, bedroom and shower room to the ground floor, plus converted attic space making a possible second bedroom and bathroom with dressing area, jacuzzi bath and wardrobe space. The gardens are extensive to the front, side and rear and there is a double garage, plus a further single garage and driveway. This is a lovely property in a cul-de-sac position, within easy reach of local shops and bus routes, plus Pemberton train station is just a few minutes drive away. A fantastic home in a great location and no chain sale. Contact us today to book your early viewing.

### **Entrance Hallway**

Entrance door to the front, central heating radiator.

### **Lounge/Dining Room**

Large sunshine lounge and dining area, with UPVC double glazed window to the front and French doors to the rear. Two central heating radiators and staircase to the attic room.

### **Kitchen**

Modern wall and base units, with integrated gas hob and electric oven. Space for washing machine and fridge freezer. UPVC double glazed window and door to the side.

### **Bedroom 1**

A range of fitted wardrobes and storage. UPVC double glazed window to the rear and central heating radiator.

### **Shower Room**

Large vanity wash hand basin, shower cubicle with shower, low level WC and bidet. Central heating radiator and UPVC double glazed window to the side.

### **Converted Attic Space**

Converted attic with full staircase. Could be used as a second bedroom or lounge. Velux window, eaves storage and central heating radiator. Walking in dressing room and bathroom, with fitted storage, jacuzzi bath, central heating radiator and UPVC double glazed window to the side.

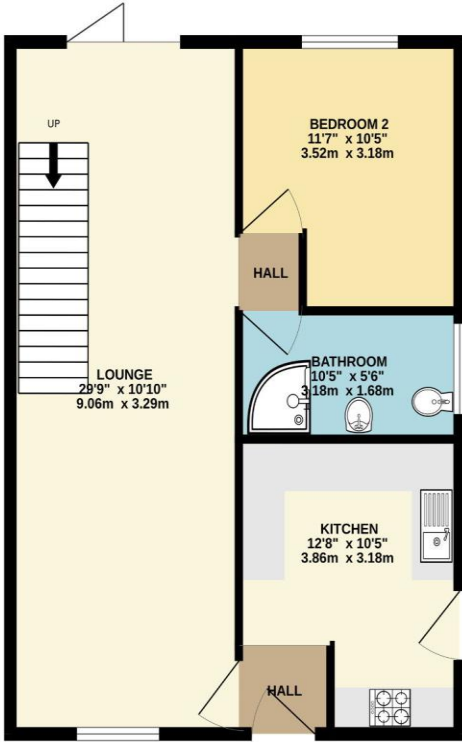
### **Exterior**

Large corner plot, with double garage and further single garage. Driveway and garden to the front. A side gate leads to a corner plot with lawn and paved patio to the rear.

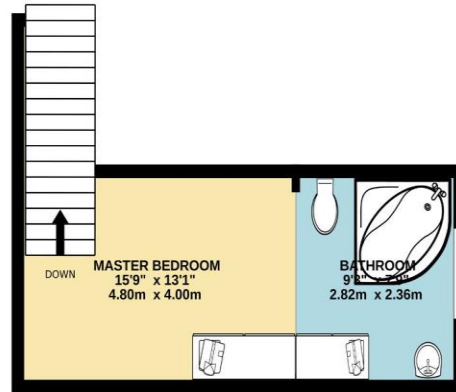




GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



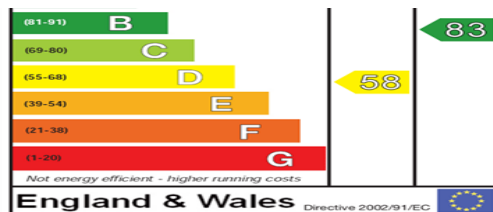
1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



SANDRINGHAM CLOSE, PEMBERTON

TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.