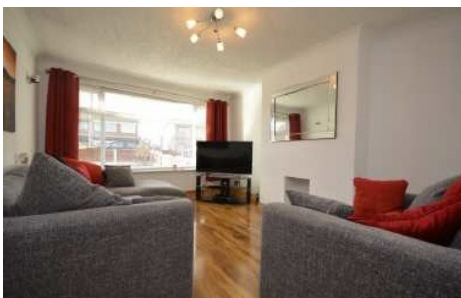




## Carr Lane, Hawkley Hall, Wigan, WN3 5NH

**Price £139,995**

Sapphire Homes are delighted to bring to market this well presented three bedroom semi detached bungalow situated in a popular residential location and close to local schools, churches, amenities and transport links including a short walk to local supermarkets. The accommodation briefly comprises of entrance / hallway, lounge, fitted kitchen / diner, three good sized bedrooms and bathroom with modern three piece suite in white with shower over corner bath. The property also benefits from a neutral and tasteful decor, gas central heating, double glazing. Externally there is a low maintenance gardens to the front with lawn, fence perimeter and driveway offering ample off road parking leading to a detached garage. To the rear is a garden with a patio area, lawn and borders. Internal viewings are recommended to appreciate in full.



**Sapphire Homes (North) Ltd** 80 Market Street, Wigan, WN1 1HX  
T 01942 494944 F 01942 493301 E [info@sapphirehomes.co.uk](mailto:info@sapphirehomes.co.uk) W [www.sapphirehomes.co.uk](http://www.sapphirehomes.co.uk)

*Specialists in sales, Lettings & Property Investments*

# Carr Lane, Hawkley Hall, Wigan, WN3 5NH

## GROUND FLOOR

### Entrance / Hallway

Accessed via composite door with laminate flooring, centre lights, wall mounted radiator. Access doors to all three bedrooms, kitchen / diner, lounge and bathroom.

### Lounge

To the front elevation with wooden flooring, UPVC double glazed window to the front elevation, centre and wall lights, alarm sensor.

### Kitchen / Diner

Wall and base units, worktops to compliment, single sink with drainer and complimentary tap, tiled splash backs, tiled flooring, spot lights, UPVC double glazed window to the rear elevation, UPVC door to the side elevation.

### Master Bedroom 3.75m x 2.86m (12'4" x 9'5")

To the rear elevation with wooden flooring, UPVC double glazed window to the rear elevation, centre lights.

### Bedroom 2

To the front elevation with carpeted flooring, UPVC double glazed window to the front elevation, centre light.

### Bedroom 3

To the side elevation with carpeted flooring, UPVC double glazed window to the side elevation, centre light.

### Bathroom

To the side elevation with three piece suite in white, low flush w.c., basin with pedestal and chrome taps to compliment, corner bath with shower over, tiled walls and flooring, spot lights, UPVC double glazed window to the side elevation.

### EXTERNAL

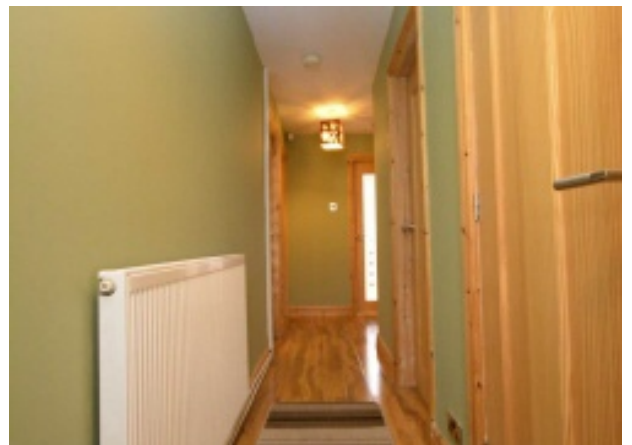
Garden to the front with flagged path leading to front door, mainly laid to lawn and wooden perimeter fencing.

### Detached Garage

Accessed via the driveway and to the rear of the property with up and over door.

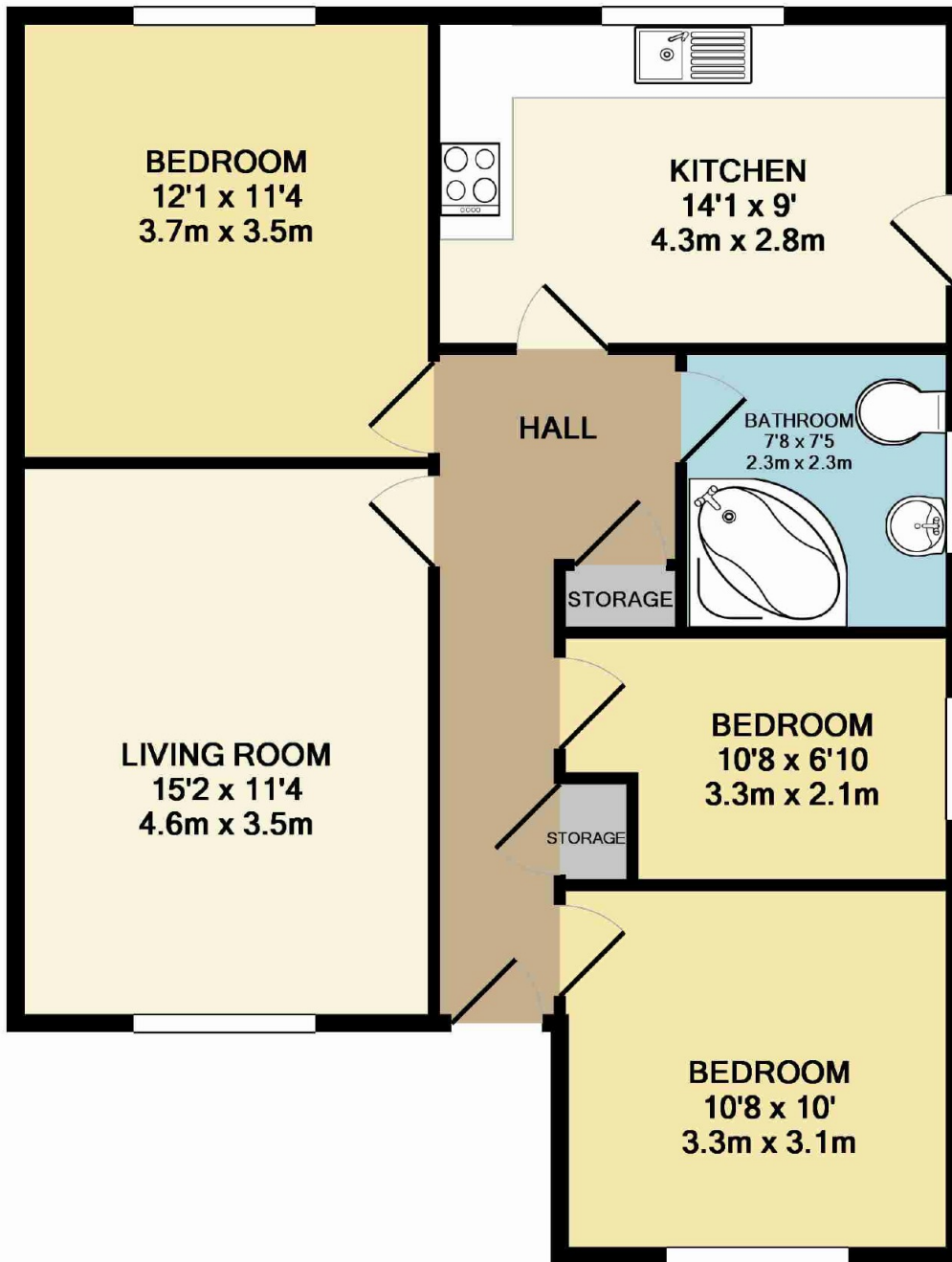
### Rear Garden

Fully enclosed rear garden, part lawned, with patio area and wooden perimeter fencing.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.





TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		63	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		57	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		