



# STAPLETON DERBY



Abbots Way, Wigan, WN5 7SB

Offers In Excess Of £280,000



\*\*\*\*NO UPWARD CHAIN INVOLVED\*\*\*\*Stapleton Derby are delighted to offer for sale this deceptively spacious family home located in a sought after location close to well regarded schools and major motorway links.

Benefitting from a gas central heating system and double glazing . The accommodation briefly comprises of entrance porch, lounge, dining room, breakfast kitchen. First floor leading to three bedrooms plus a family bathroom. Externally there are gardens to the front and rear , driveway leading to the garage. Viewing is strongly advised to appreciate this family home.

- SEMI DETACHED PROPERTY
- NO UPWARD CHAIN INVOLVED
- GAS CENTRAL HEATING & DOUBLE GLAZING
- LOCAL AMENITIES NEARBY/CLOSE TO MAJOR MOTORWAY LINKS
- DRIVEWAY WITH AMPLE PARKING, GARAGE
- THREE BEDROOMS/UTILITY ROOM
- EXCELLENT SOUGHT AFTER LOCATION
- CLOSE TO WELL REGARDED SCHOOLS
- SPACIOUS FRONT GARDEN/ENCLOSED REAR GARDEN
- VIEWING STRONGLY RECOMMENDED TO APPRECIATE THIS FAMILY HOME



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