

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



**For Sale : £160,000**

This fantastic, semi detached family home, is in need of some updating but oozes potential. Positioned on a good size plot, with a large driveway to multiple cars at the front. There are three bedrooms, lounge, dining kitchen and shower room, plus a good size rear garden. The location is excellent too, within easy reach of local schools, shops, bars and restaurants, plus Pemberton train station is just a few minutes' walk away. This property is bound to be popular and viewings are strictly by appointment only, contact us today to book yours.

### **Entrance Porch**

Entrance door to the side and window to the front.

### **Lounge**

UPVC double glazed window to the front, staircase to the first floor and central heating radiator.

### **Dining Kitchen**

Wall and base units, gas cooker point, central heating boiler and radiator. UPVC double glazed window and French doors to the rear.

### **Landing**

Loft access.

### **Bedroom 1**

UPVC double glazed window to the front, central heating radiator and two wall light points.

### **Bedroom 2**

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

### **Bedroom 3**

UPVC double glazed window and central heating radiator.

### **Shower Room**

Walk in shower, low level WC and wash hand basin. Central heating radiator and UPVC double glazed window to the side.

### **Exterior**

Large driveway to the front and a side gate leads to an enclosed rear garden with mature trees and shrubs and ornamental pond.







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