



## 6 Cotswold Avenue

Pemberton, Wigan, WN5 8JZ

**Offers In The Region Of £155,000**



Sapphire Homes are pleased to offer For Sale this well presented two bedroom extended semi detached home in popular residential location that is close to local schools, amenities and transport links as well as being a short drive from junction 25 of the M6 motorway and the M58 motorway as well as a brief walk to Pemberton Train station making it ideal for those that need to commute to work. Pemberton centre is also a few minutes walk for those requiring local access to shops and services. In brief the accommodation comprises of entrance leading to spacious front to rear lounge, dining room with extended modern fitted kitchen to the side elevation and access to the rear garden and to the first floor the landing provides access to two double bedrooms and a family bathroom with modern three piece suite in white and shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful decor and UPVC double glazing throughout. Externally to the front elevation there is a driveway and garden to the front and generous garden with lawn, patio, borders to the rear. Early internal viewing is highly recommended to appreciate this property in full which is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

## FIRST FLOOR

Landing

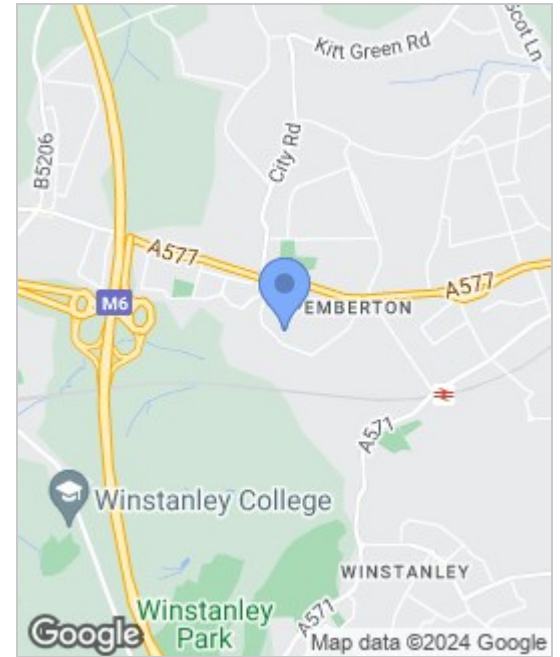
Master Bedroom

Bedroom 2

Bathroom

## EXTERNAL

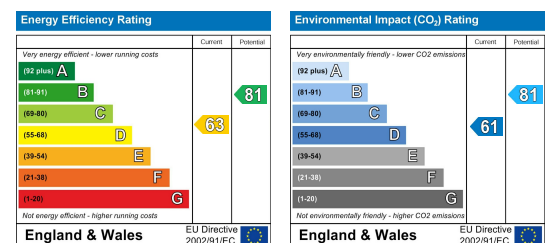
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.

