



## 20 Walthew House Lane

Kitt Green, Wigan, WN5 0JX

**O.I.R.O £85,000**



It is with great pleasure that Sapphire Homes can offer For Sale this spacious two bedroom 2nd floor apartment in popular residential location close to both local amenities and within a short drive to junction 26 of the M6 motorway and the M58. The accommodation would be perfectly suited for professional / couple and briefly comprises of entrance / hallway leading to generous sized open plan living / dining / kitchen, two double bedrooms with the master bedroom boasting a three piece shower suite ensuite and a principal bathroom with modern three piece suite in white. The property has a neutral décor throughout and also boasts electric panel heating and double glazing throughout and externally there is one allocated parking bay. Early viewing is highly recommended to appreciate in full. No Upward Chain.



## GROUND FLOOR

### Communal Stairwell

## SECOND FLOOR

### Entrance / Hallway

Carpeted flooring, centre light, electric heater, doors providing access to lounge area, two bedrooms and bathroom.

### Lounge / Kitchen / Diner 23'4" x 10'10" (7.10 x 3.31)

Generous open plan living space with lounge diner area with carpeted flooring, centre lights, windows to the rear elevation. The open plan kitchen also has a double glazed window to the rear elevation whilst the kitchen briefly comprises of a selection of base and wall units with work tops, one and a half sink unit and drainer, electric hob, electric oven, extractor hood, plumbed for washing machine, extractor unit, part tiled walls. There is vinyl flooring in the kitchen area.

### Master Bedroom 11'0" x 10'11" (3.35 x 3.34)

Electric heater, carpeted flooring, centre light and double glazed window to the rear elevation. Door leading to the ensuite shower room.

### Ensuite

Three piece shower suite in white comprising of enclosed shower cubicle, low level w/c, pedestal wash basin with chrome taps, splash back tiles, extractor unit and chrome towel radiator.

### Bedroom 2 15'10" x 7'11" (4.83 x 2.41)

Electric heater, carpeted flooring, centre light and double glazed window to the side elevation.

### Bathroom

Three piece suite in white comprising of panelled bath, low level w/c, pedestal wash basin with chrome taps, chrome radiator, part tiled walls and storage cupboard.

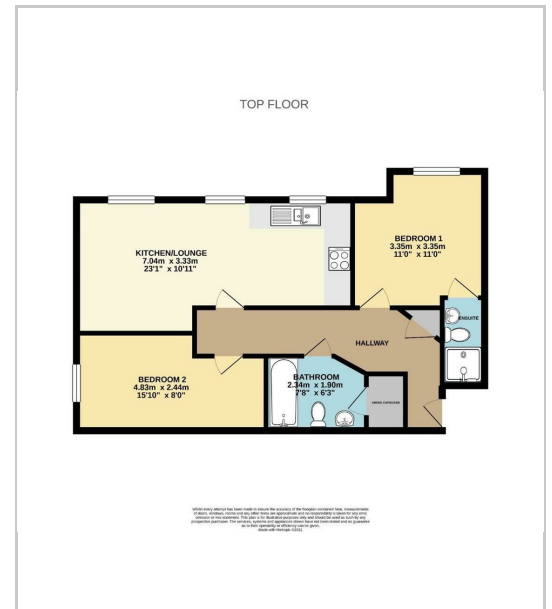
## EXTERNAL

### Allocated Parking Bay

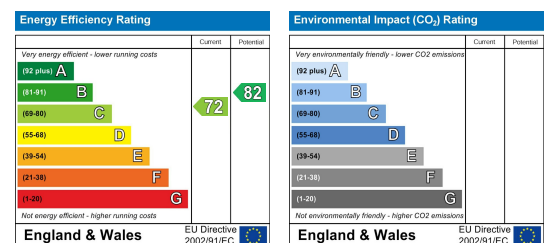
## Area Map



## 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.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX  
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

Specialists in Sales, Lettings & Property Investments