



14 Ryton Close

Poolstock, Wigan, WN3 5HH

Offers Over £115,000



Available with no onward chain Sapphire Homes are delighted to be in a position to offer For Sale this 2 bedroom mid mews property that is located in a quiet setting and is situated close to Wigan town centre as well as local schools, amenities and transport links including junction 25 of the M6 motorway. The accommodation briefly comprises of entrance / porch, lounge and to the rear elevation there is a fitted kitchen / diner with door leading to the rear garden. To the first floor the landing provides access to two good sized bedrooms and bathroom with three piece suite in white with shower over bath. Externally there are low maintenance gardens to the front with pathway, stoned garden and perimeter fencing and to the rear there is an artificial lawn, decking area, garden storage and perimeter fencing with rear gated access. The property is warmed by Gas Central Heating and also benefits from UPVC Double Glazing and a tasteful décor throughout. The property also has a garage. This property is suited to first time buyer / investor and early internal viewings are recommended to appreciate in full.



GROUND FLOOR

Porch

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

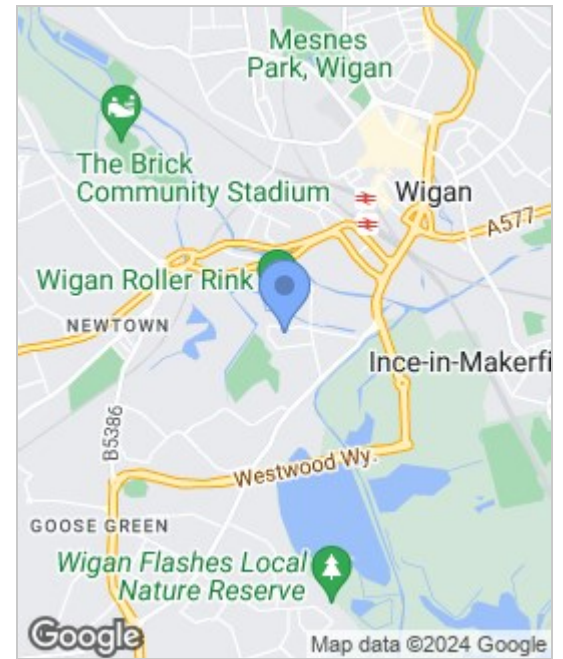
Bathroom

EXTERNAL

Rear Garden

Garden Store

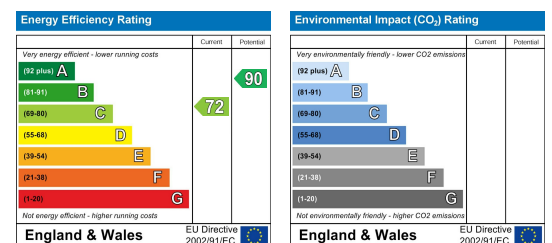
Area Map



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.



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