



140 Beech Hill Lane

Beech Hill, Wigan, WN6 8PJ

Offers In The Region Of £130,000



Sapphire Homes are delighted to offer For Sale this spacious 3 bedroom semi detached property offering excellent access to shops / amenities and Wigan Town Centre as well as being close to local schools and amenities. The property needs modernisation throughout making it perfect for a first time buyer wishing to get onto the property ladder or an investor seeking a home that would comfortably rent out. The accommodation briefly comprises of entrance hallway, lounge / dining area and a separate fitted kitchen with door leading to the rear garden. To the first floor there is a landing area providing access to three bedrooms and a family bathroom with three piece suite. Externally there is a low maintenance gardens to the front with off road parking and the rear is a generous garden with established lawn, well stocked borders, paved area and access to the side elevation. Additionally the property benefits from UPVC double glazing and gas central heating and early internal viewing is highly recommended to appreciate in full. Offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Living / Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

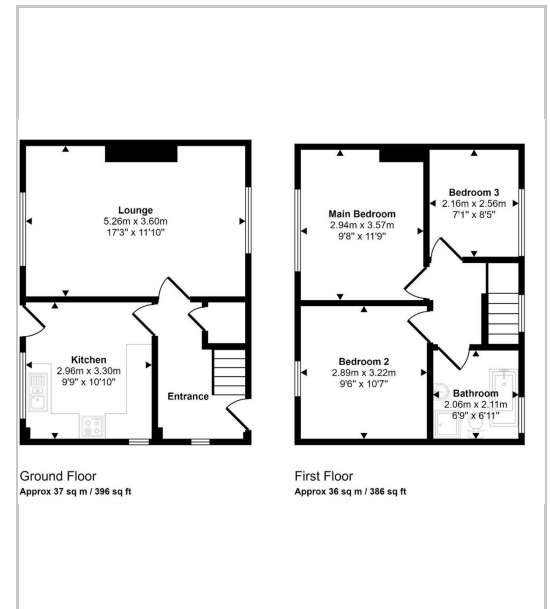
EXTERNAL

Rear Garden

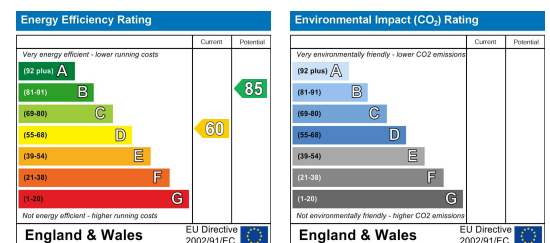
Area Map



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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