



## 75 Haigh Road

Aspull, Wigan, WN2 1RN

**Offers In The Region Of £165,000**



Sapphire Homes are delighted to offer For Sale this beautiful two bedroom end terraced property which enjoys a quiet setting in the highly prized area of Aspull and offers close proximity to local schools, amenities and transport links as well as being a brief walk to Haigh Hall and Aspull Village. In brief the accommodation is arranged over two floors and comprises of an entrance / vestibule which leads to a tastefully decorated lounge warmed by a beautiful feature fireplace and stairs leading to the first floor accommodation and to the rear elevation there is a modern fitted kitchen / diner with integrated appliances and door leading to the rear garden. To the first floor the landing area provides access to two generous sized bedrooms and the family bathroom with a modern three piece suite in white. The property is warmed by Gas Central Heating and boasts a modern tasteful décor and UPVC double glazing throughout. Externally this charming home is garden fronted with off road parking available to the side of the property or on street. To the rear you will find a low maintenance yard with rear gated access. This property is perfectly suited to a professional, couple or small family and early internal viewings are highly recommended to appreciate this wonderful property which is added to market with the benefit of No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge 13'10" x 15'5" (4.23m x 4.71m)

Kitchen / Diner 13'10" x 12'11" (4.23m x 3.95m)

## FIRST FLOOR

Landing

Bedroom 1 13'10" x 15'5" (4.23m x 4.71m)

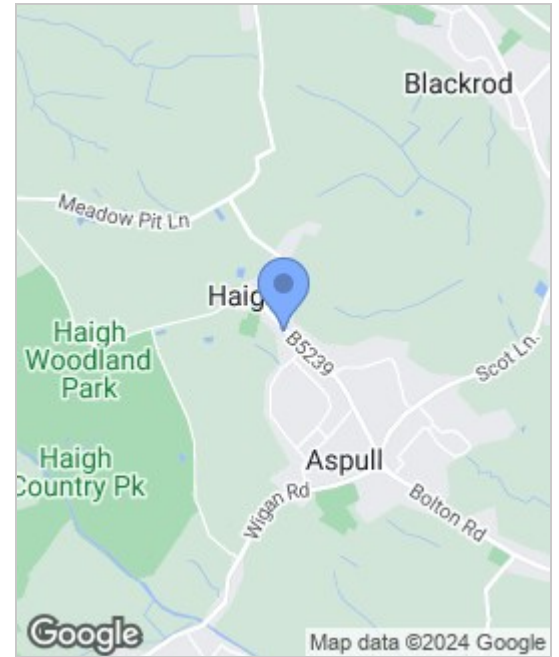
Bedroom 2 13'10" x 8'1" (4.23m x 2.48m)

Bathroom 8'4" x 4'9" (2.56m x 1.47m)

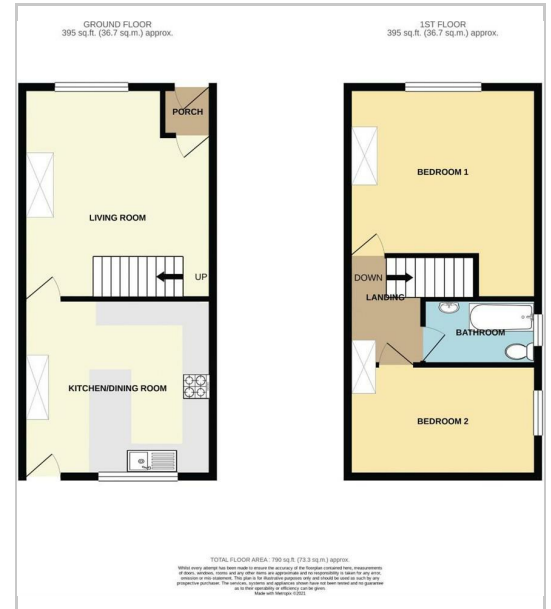
## EXTERNAL

Rear Garden

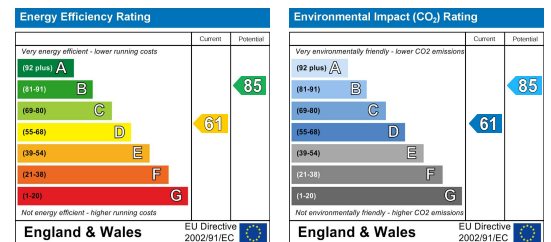
## Area Map



## 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 on behalf of the property.



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