



152 Scot Lane

Newtown, Wigan, WN5 0UB

Offers In The Region Of £115,000



Sapphire Homes are delighted to offer For Sale this two bedroom mid terraced property that is located in the popular area of Newtown and is within close proximity to local schools, shops, amenities and transport links as well as being a short drive from the M6 and M58 motorway network. The property is also a brief walk from Robin Park for those requiring access to the facilities available. In brief the the accommodation comprises entrance / hallway which leads to a spacious lounge with feature fireplace 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 there is a family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from UPVC double glazing and a neutral décor but it would benefits from cosmetic modernisation. Externally there is a small gated garden to the front elevation and a low maintenance patio garden / yard to the rear. Early internal viewing is highly recommended to appreciate in full and the property is offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge 15'10" x 10'2" (4.85m x 3.10m)

Kitchen / Diner 13'8" x 11'6" (4.19m x 3.51m)

FIRST FLOOR

Landing

Bedroom 1 13'8" x 10'5" (4.19m x 3.18m)

Bedroom 2 16'11" x 6'5" (5.18m x 1.96m)

Bathroom 10'11" x 6'11" (3.35m x 2.13m)

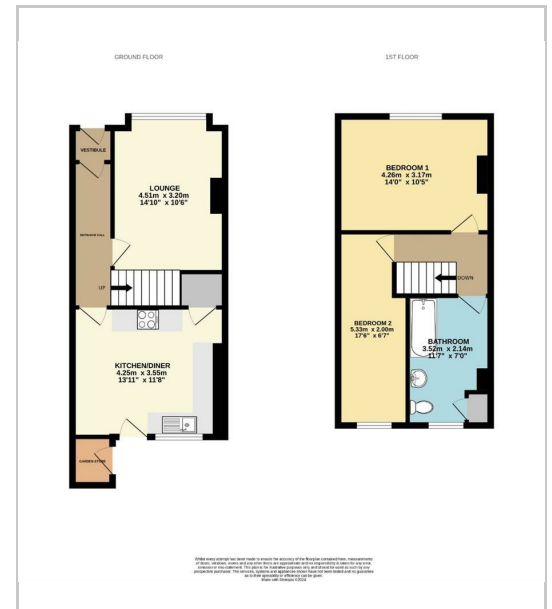
EXTERNAL

Rear Garden

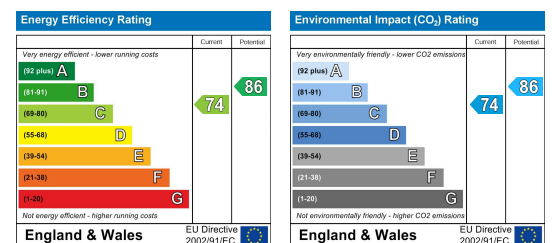
Area Map



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 this property.



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