



420 Gidlow Lane

, Wigan, WN6 8RG

Offers In The Region Of £185,000



Sapphire Homes are pleased to offer For Sale this well maintained 3 bedroom semi detached property in popular residential location that must be internally viewed to be appreciated in full. The location of the property is also situated close by to local schools, churches, amenities and only a 20 minute walk to Wigan town centre as well as a 10 minute walk to Mesnes Park. The accommodation briefly comprises of entrance / hallway leading to a spacious lounge with dual fuel fire, modern fitted kitchen with door leading to the rear garden and to the rear elevation there is a conservatory with French doors also leading out to rear garden. To the first floor the landing provides access to 3 good sized bedrooms and a family bathroom with four piece suite in white with large walk in shower. The property is warmed by Gas Central Heating and also benefits from a tasteful décor and double glazing throughout. Externally there are well maintained gardens to the front and rear with the front providing ample off road parking and well stocked borders and to the rear the garden enjoys a sunny aspect which is perfect for entertaining friends and family with a patio area, established lawn with well stocked borders and perimeter fencing as well as a shed offering useful storage. Adjoined the property also has a large brick store room which lends itself for potential conversion as well as a garage and there is potential to extend to the side elevation subject to gaining the necessary planning permission. The property will appeal to couple or family and early internal viewings are highly recommended to appreciate this property in full. The property is offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

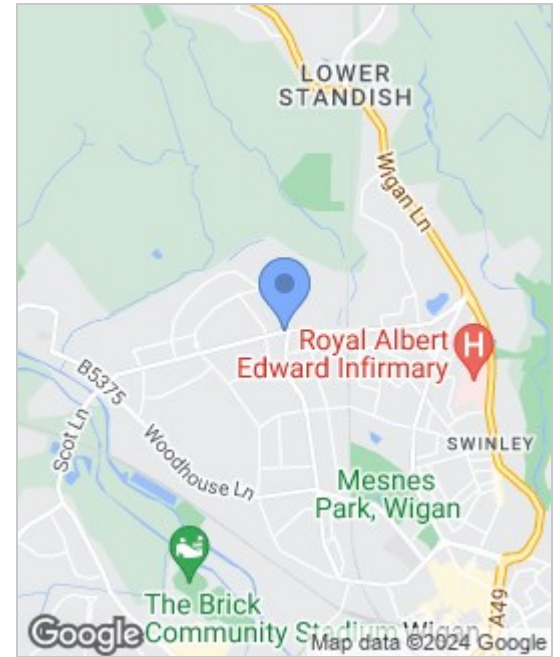
EXTERNAL

Rear Garden

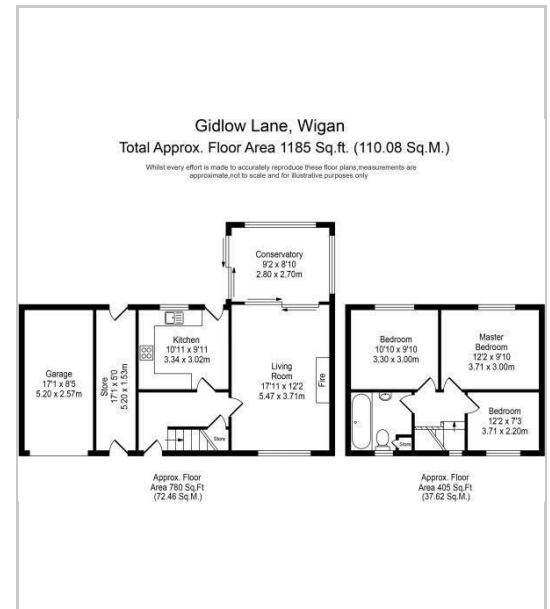
Store Room / Workshop

Garage

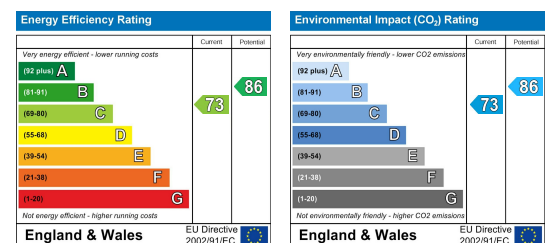
Area Map



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

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