



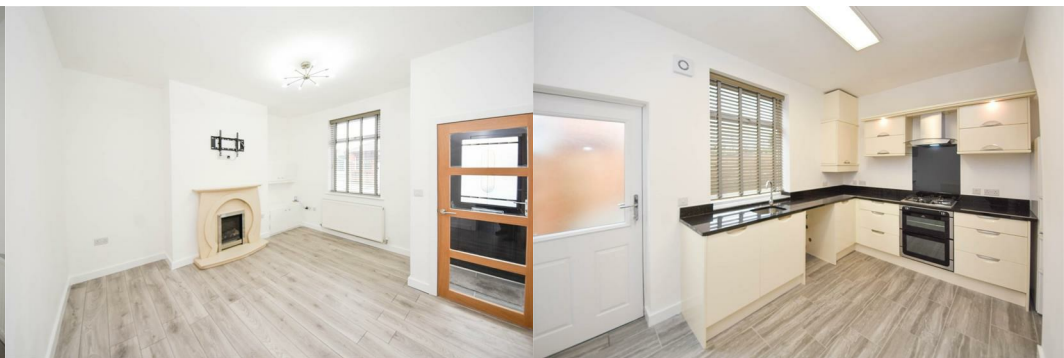
1 Grosvenor Street

Hindley, Wigan, WN2 3PD

Price **£115,000**



Sapphire Homes are delighted to be in a position to offer For Sale this wonderfully presented and recently refurbished 2 bedroom unfurnished end terraced property that is positioned in a popular residential location that is situated close to local schools, amenities & transport links. The accommodation has been extensively refurbished throughout with modern flooring, fixtures and fittings and briefly comprises of entrance / vestibule, spacious lounge with modern fire and surround and to the rear elevation there is a modern fitted kitchen / dining area with access to the rear garden. To the first floor the landing provides access to two good sized bedrooms and a family bathroom with modern 3 piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazing throughout. Externally there is a low maintenance rear garden with gated access. Early internal viewings are highly recommended to appreciate in full. The property is offered For Sale with tenants in situ paying annual rent of £9000.00 managed by Sapphire Homes or with vacant possession on or after the 10th November 2024.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

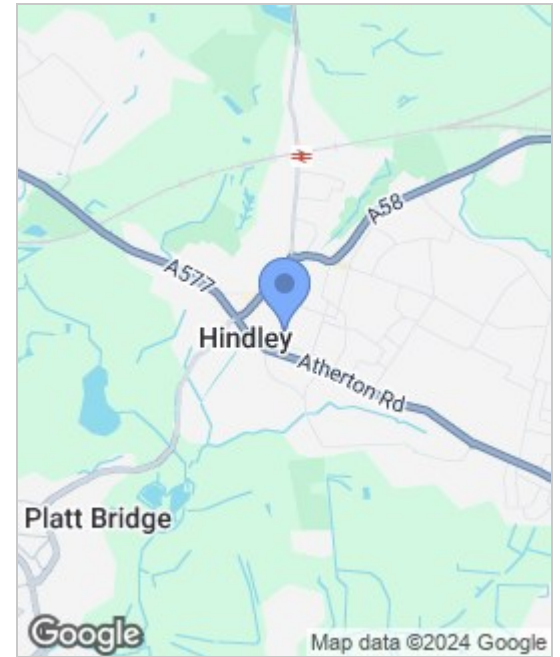
Bedroom 2

Bathroom

EXTERNAL

Rear Garden

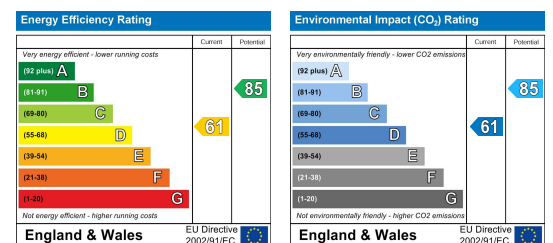
Area Map



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.

