



5 Templeton Road

Platt Bridge, Wigan, WN2 5PB

Offers In The Region Of £87,250



Sapphire Homes are delighted to offer For Sale this two bedroom mid terraced property located in a popular residential location that is close to local schools, amenities and transport links and would be perfect for professional, couple or small family. The accommodation in brief comprises of entrance / vestibule, living room, dining room / reception 2 and to the rear elevation is a fitted kitchen 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 throughout. Externally to the front elevation there is a small low maintenance garden and patio garden / yard to the rear elevation. The property does require some modernisation throughout and early internal viewing is highly recommended to appreciate the potential in full. No Upward Chain.



GROUND FLOOR

Entrance / Vestibule

Lounge

Dining / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

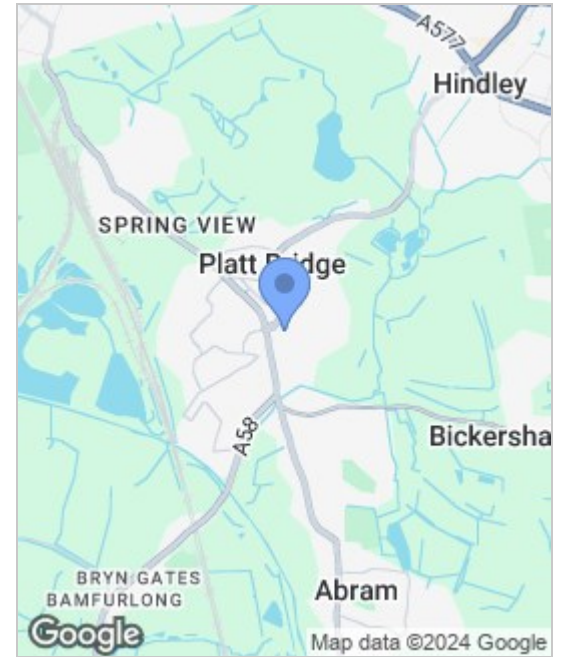
Bedroom 2

Bathroom

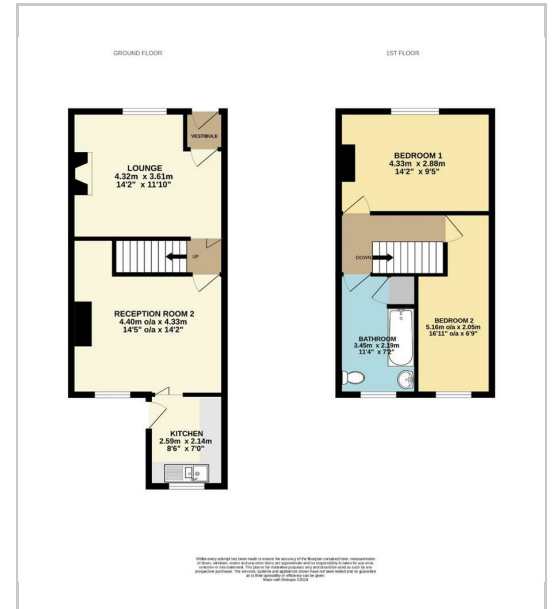
EXTERNAL

Rear Garden

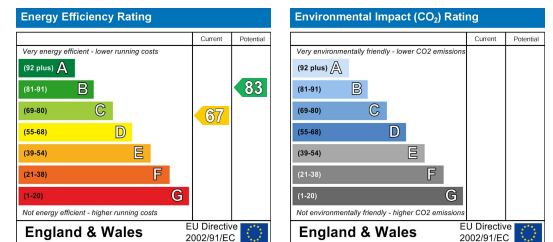
Area Map



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.



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