



## 111 Haigh Road

Aspull, Wigan, WN2 1RP

Offers Over £170,000



Sapphire Homes are delighted to offer For Sale this well presented two bedroom mid terraced property which enjoys a quiet setting in the much sought after 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 / hallway which leads to a tastefully decorated lounge with feature fireplace, dining room / reception 2 with French doors leading to the rear garden and to the rear there is a fitted kitchen which also has access to the rear garden. To the first floor the landing area provides access to two generous sized double bedrooms and there is a family bathroom with a modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts a modern tasteful décor and UPVC double glazing throughout. Externally to the front elevation there is a driveway providing off road parking and to the rear there is a low maintenance patio garden with rear gated access and there is an additional garage / store to the rear which is by way of lease which we understand is transferable on purchase. This property is perfectly suited to a professional, couple or small family and early internal viewings are highly recommended to appreciate this wonderful property.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

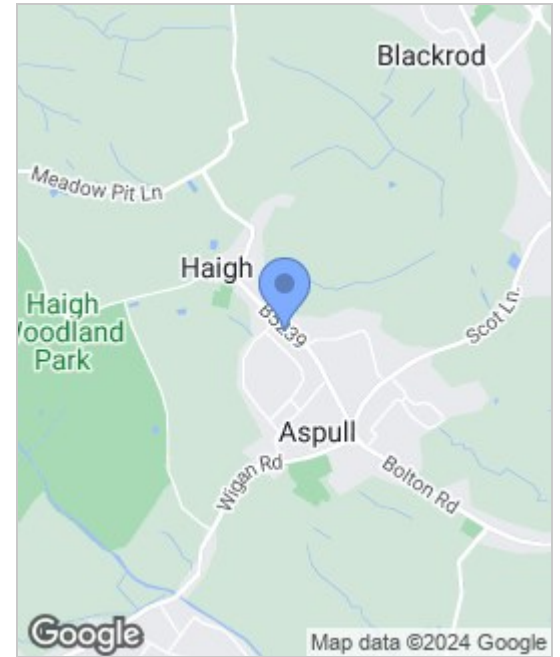
Bedroom 2

Bathroom

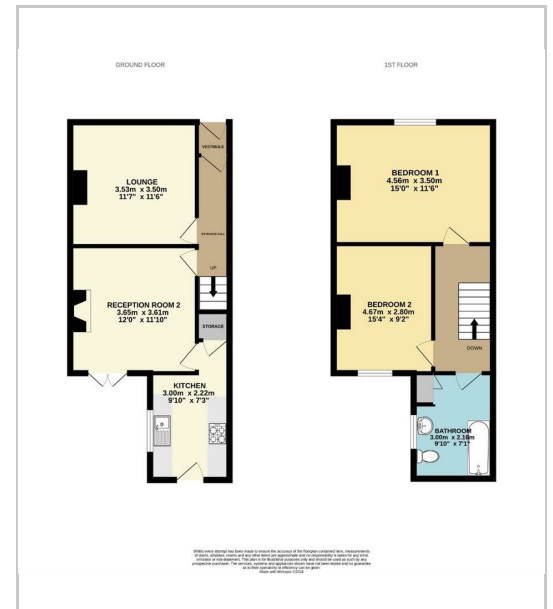
## EXTERNAL

Rear Garden

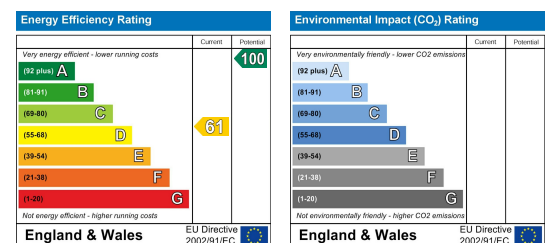
## Area Map



## 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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