



## 111 Northumberland Street

Whelley, Wigan, WN1 3PZ

**O.I.R.O £120,000**



Sapphire Homes are pleased to offer For Sale this deceptively spacious three bedroom end terraced house situated in a popular residential location in Whelley, which is perfectly positioned for local amenities, town centre transport links and local schools. The property is in need of some modernisation throughout and the accommodation briefly comprises of entrance / hallway which leads to a generous lounge and to the rear elevation there is a dining room / reception 2 with access to a separate fitted kitchen with door leading to the rear garden. To the first floor the landing area provides access to three good sized bedrooms and a family bathroom with three piece with shower over bath. The property benefits from UPVC double glazing and is warmed by Gas Central Heating and externally the property is pavement fronted and to the rear there is a small patio garden with side access and garage to rear. Early internal viewings are highly recommended to appreciate the potential with this lovely family home which is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

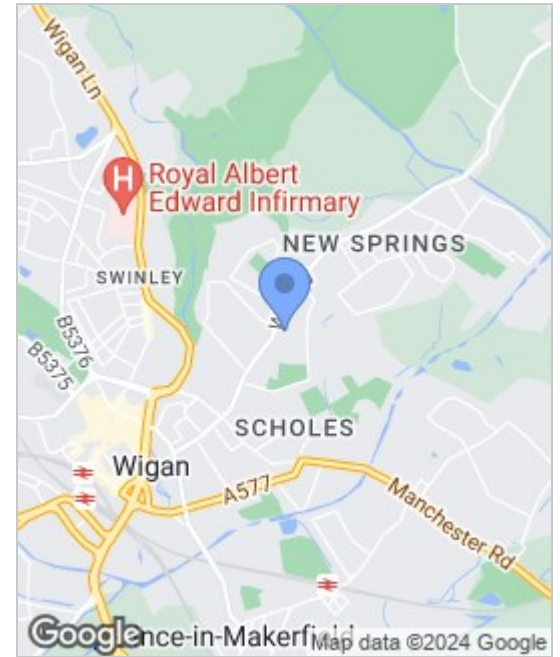
Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

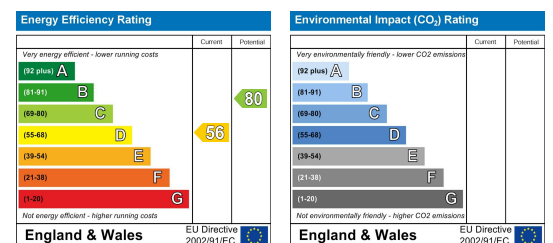
## Area Map



## 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 on behalf of the property.

