161 Beech Hill Avenue

Beech Hill, Wigan, WN6 7TB

Offers Over £155,000

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Sapphire Homes are delighted to offer For Sale this well maintained 3 bedroom mid terraced property that is located in a popular residential area and is 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 feature fire and to the rear elevation there is a modern fitted kitchen with door leading to a hallway which provides access to the rear garden as well as the downstairs W.C. To the first floor the landing provides access to 3 good sized bedrooms and a family bathroom with recently installed three piece shower 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 off road parking for 2 vehicles and to the rear the garden has a patio area, artificial lawn and perimeter fencing. 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 / Diner

Rear Hallway

W.C.

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

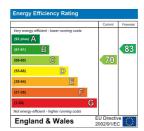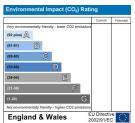**Bedroom 3**

Bathroom

EXTERNAL

Rear Garden

Area Map

Floor Plans

Energy Efficiency Graph