



328 Whelley , Wigan, WN2 1DA

Offers In The Region Of £189,995



Sapphire Homes are delighted to offer For Sale this immaculately presented 2 bedroom mid terraced home that is situated within easy reach of Wigan town centre, as well as being in close proximity to local schools, churches, amenities and transport links. The accommodation briefly comprises of a welcoming entrance / hallway, generous living area with modern gas fire and surround and doors leading to rear reception 2 / dining room with access to stunning modern fitted kitchen with integrated appliances and worksurfaces to compliment with a door accessing rear elevation. To the first floor the landing area provides access to two well appointed bedrooms and a luxurious family bathroom with modern three piece suite in white with large walk in shower. The property is warmed by Gas Central Heating and the property and also benefits from UPVC double glazed windows and a modern tasteful décor. Externally there is a low maintenance front and rear garden with the rear enjoying a sunny aspect which is perfect for entertaining friends / family. Beyond the rear garden there is off road parking for two vehicles with a detached garage and a further large garden with established lawn, well stocked borders and perimeter fencing. This land also has the potential of a building plot subject to obtaining the necessary planning permission / consent but neighbouring dwellings have been successful in building new homes on the rear gardens. Early internal viewing is highly recommended to appreciate this wonderful property which is perfect for professional, couple, small family or investor. Available with no onward chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

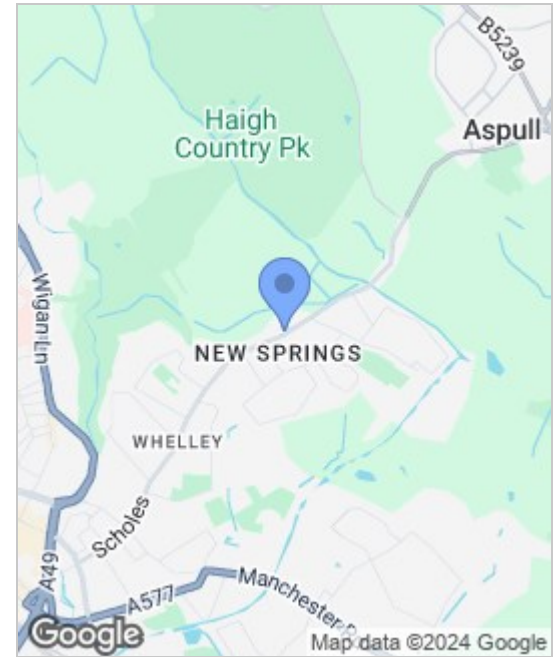
EXTERNAL

Rear Garden

Parking / Detached Garage

Second Garden

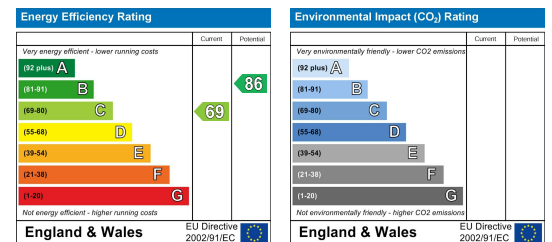
Area Map



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.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

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