



## 18 Moore Street East

Whelley, Wigan, WN1 3XZ

**Offers Over £149,000**



Sapphire Homes are delighted to offer For Sale this wonderfully presented 3 bedroom mid terrace property 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 entrance / hallway leading to living room and to the rear elevation there is an open plan dining / kitchen with French doors providing access to the rear garden. To the first floor the landing area provides access to the three good sized with one partitioned to provide a split space. The stud wall can easily be removed if required. There is a recently installed family bathroom with modern three piece suite in white with shower over bath. The house is warmed by Gas Central Heating with a recently installed heating system and there is UPVC double glazing and neutral decor throughout. Externally to the front elevation there is a small paved garden with brick perimeter wall and to the rear is a tiered patio area, perimeter fencing, block built shed / storage and rear gate access. Early internal viewing is highly recommended to appreciate this wonderful property which is ideally suited to couple or small family.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

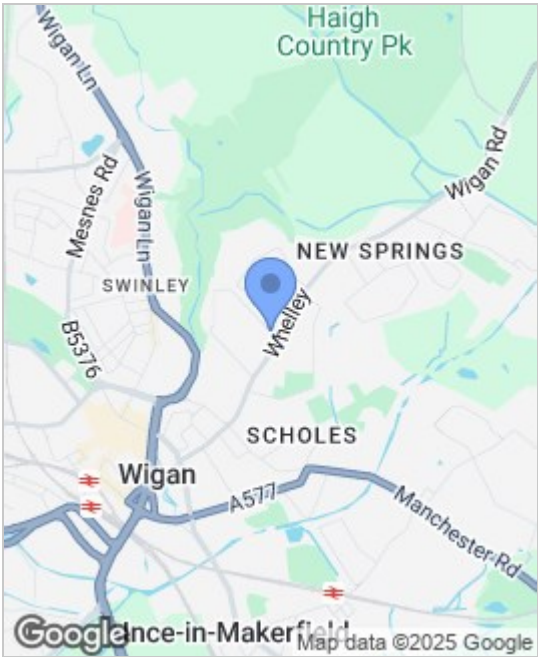
Bedroom 3

Bathroom

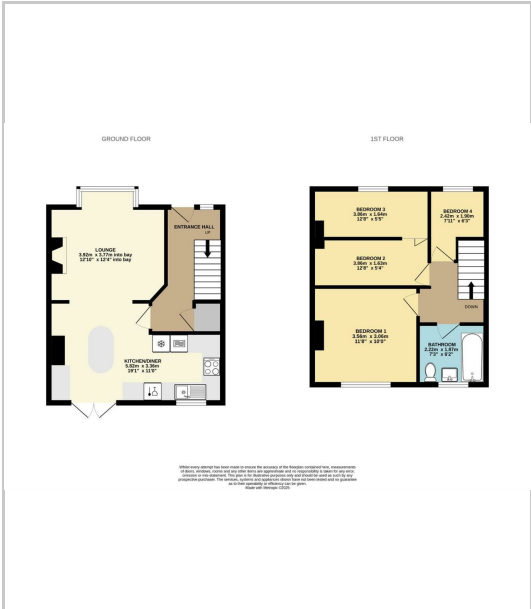
EXTERNAL

Rear Garden

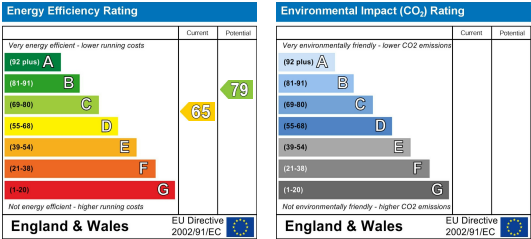
Area Map



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 firms employment has the authority to make or give any representation or warranty in relation to the property.

