



27 Helmsman Way

Poolstock, Wigan, WN3 5DJ

Offers In The Region Of £160,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented two bedroom mid mews property that must be internally viewed to be appreciated in full. The property is close to local schools, amenities and transport links as well as being a short drive from Junction 25 of the M6 and Wigan Town Centre. In brief the accommodation comprises of porch / hallway, W.C., generous lounge with stairs leading to the first floor accommodation and to the rear there is a modern fitted kitchen/ diner with integrated appliances and French doors providing access to the rear elevation. To the first floor the landing provides access to two well appointed bedrooms and a family bathroom with modern three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazed windows and doors throughout. Externally to the front elevation is low maintenance garden with stunning views over the local flashes and to the rear elevation there is a driveway which provides off road parking for two vehicles and to the rear the garden enjoys a sunny aspect which is perfect for entertaining friends / family and has a patio area, decking, well stocked borders and shed offering useful storage. This property would be ideal for professional, couple or small family and early internal viewings are highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

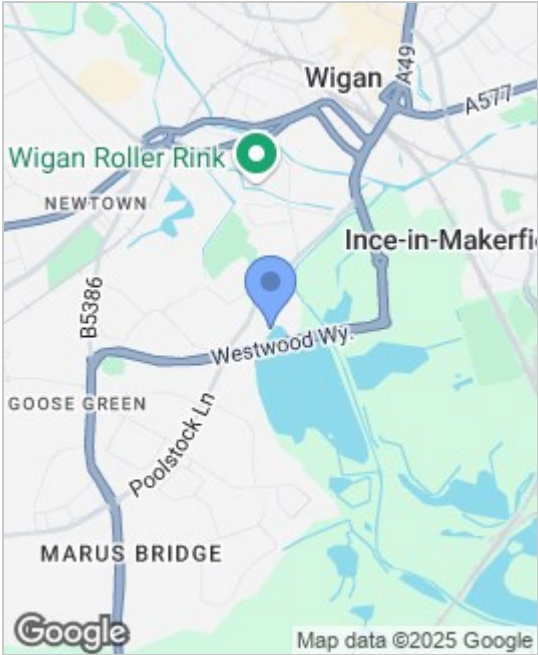
Bedroom 2

Bathroom

EXTERNAL

Rear Garden

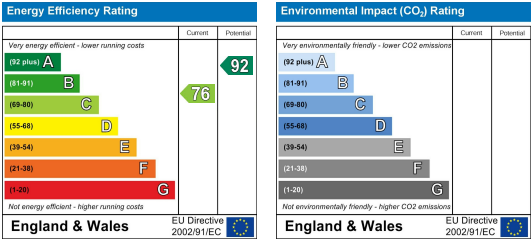
Area Map



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 them as a 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 on behalf of the property.

