



45 Belmont Avenue

Bickershaw, Wigan, WN2 4AG

Offers In The Region Of £95,000



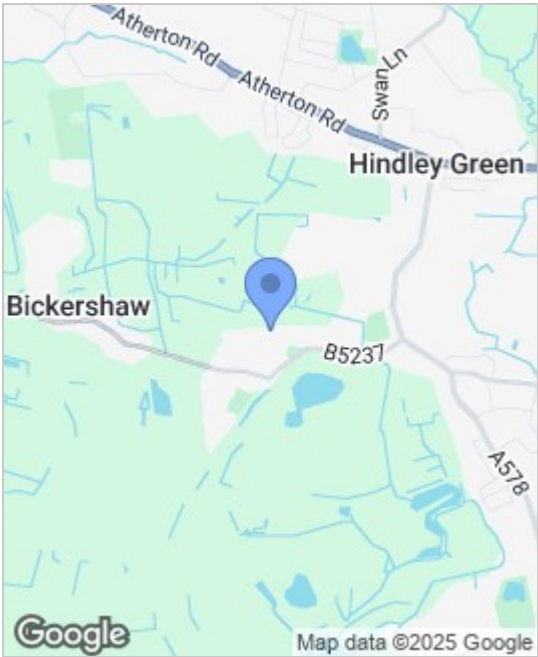
Sapphire Homes are delighted to offer For Sale this deceptively spacious 2 bedroom ground floor flat in a popular residential location that is situated close to both local amenities and transport links as well as being within walking distance of local schools. The property would be perfect for a first time buyer or investor and in brief the accommodation comprises of entrance / hallway, cloakroom / storage, generous bay fronted lounge, modern fitted kitchen / diner and there are two double bedrooms and a family bathroom with modern 3 piece shower suite in white. The property is warmed by gas central heating and also benefits from double glazing and a modern tasteful décor throughout. Externally there is off road parking and small lawn to the front elevation and to the rear there is a generous garden which enjoys a sunny and private aspect which is large patio area, with perimeter fencing and well stocked borders. Early internal viewing is highly recommended to appreciate in full and the property is offered to market with No Upward Chain.



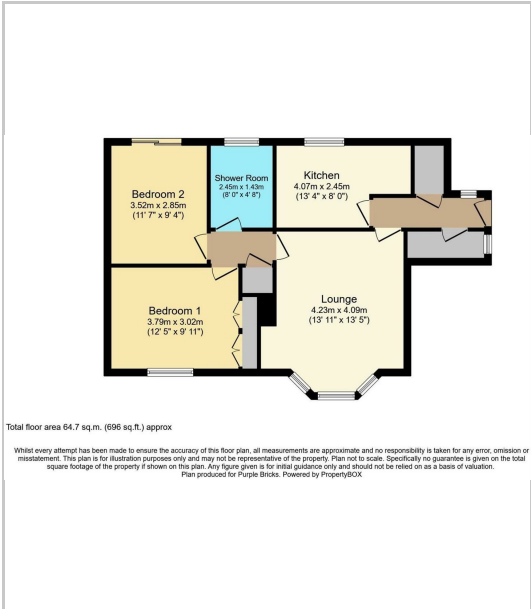
GROUND FLOOR

- Entrance / Hallway
- Cloakroom / Storage
- Lounge
- Kitchen / Diner
- Inner Hallway
- Bedroom 1
- Bedroom 2
- Bathroom
- EXTERNAL
- Rear Garden

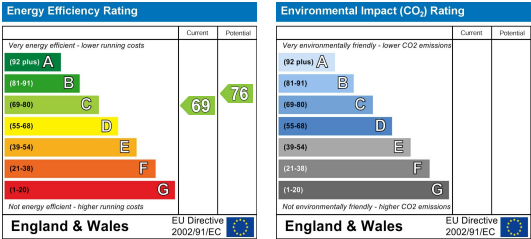
Area Map



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 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.



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