



## 26 Stirling Street

Swinley, Wigan, WN1 2HJ

**Offers In The Region Of £140,000**



Sapphire Homes are delighted to offer For Sale this well maintained two bedroom mid terraced property that is located in a popular residential location and offers close proximity to local schools, amenities and transport links as well as being a brief walk from Wigan Town centre, Wigan Hospital, Mesnes Park and Haigh Hall. The accommodation in brief comprises of entrance / hallway, lounge with modern fire and surround and to the rear elevation there is a fitted kitchen / diner with door leading out to the rear garden. To the first floor the landing provides access to two good sized double bedrooms and a family bathroom with recently installed three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also boasts a modern tasteful decor and UPVC double glazing throughout. Externally, the property is pavement fronted and to the rear there is a patio garden with brick built shed offering useful storage and rear gated access. The property is perfectly suited for professional, couple or small family and early internal viewings are a must to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

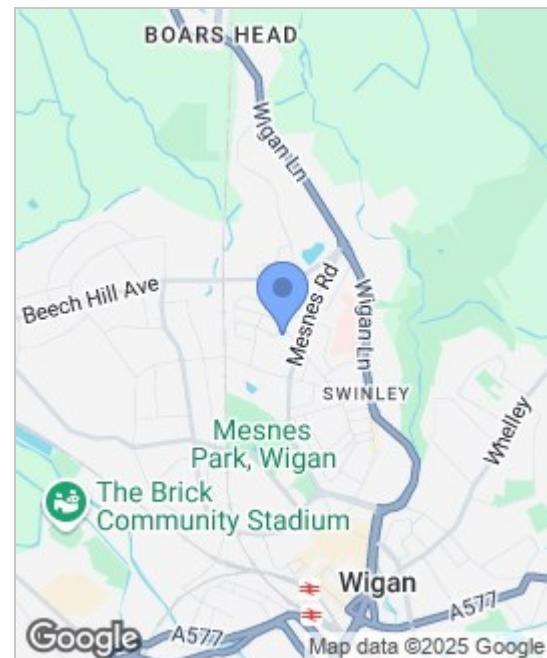
Bedroom 2

Bathroom

## EXTERNAL

Rear Garden

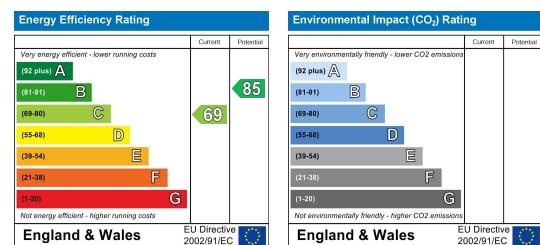
## Area Map



## 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 containing representations 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 respect of the property.

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