



## 56 Silverdale Road

Orrell, Wigan, WN5 0DW

**Asking Price £140,000**



Sapphire Homes are delighted to be in a position to offer For Sale this wonderfully maintained 2 bedroom mid mews in popular location that is situated close to local schools, amenities & transport links included the M6 and M58 motorway and all the networks this provides access too. The accommodation briefly comprises porch / entrance vestibule leading to bright and welcoming lounge with through dining area and a modern fitted kitchen to the rear elevation with access leading to the rear garden. To the first floor there is access to two double bedrooms from the landing area and a bathroom with modern three piece suite in white and shower over bath. There are also steps from the bedroom leading to a useful loft storage / play room. The property is warmed by Gas Central Heating and also benefits from double glazing throughout and a modern tasteful decor. To the front elevation there could be potential for driveway subject to planning consent / permission and to the rear there is a low maintenance rear garden with patio area, artificial lawn and perimeter fencing with rear gated access. The property is suited to professional, couple or small family and early internal viewings are highly recommended to appreciate in full. No Upward Chain.



## GROUND FLOOR

Porch

Lounge

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

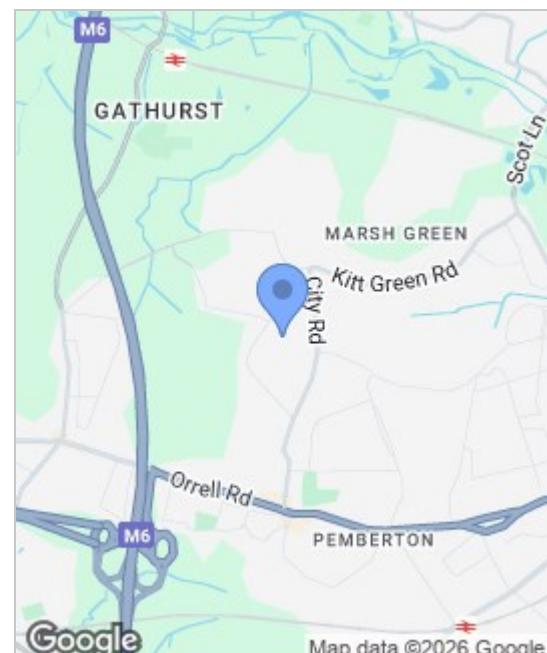
## SECOND FLOOR

Loft Room

## EXTERNAL

Rear Garden

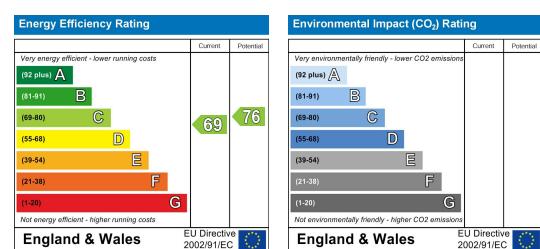
## Area Map



## 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 this property.



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