



## 223 Darlington Street East

, Wigan, WN1 3EA

**Offers Over £140,000**



Sapphire Homes are delighted to offer For Sale this well presented 3 bedroom mid terraced 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 generous living room with open plan dining room / reception 2 and there is a modern fitted kitchen to the rear elevation with access to the rear garden. To the first floor the landing area provides access to three good sized bedrooms and there is a bathroom with modern four piece suite in white with separate shower and bath. The house is warmed by Gas Central Heating and also benefits from a modern tasteful decor and UPVC double glazing throughout. Externally the property is pavement fronted and to the rear there is a low maintenance garden with small stoned area, brick perimeter and gated access. Early internal viewing is highly recommended to appreciate this wonderful property. No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

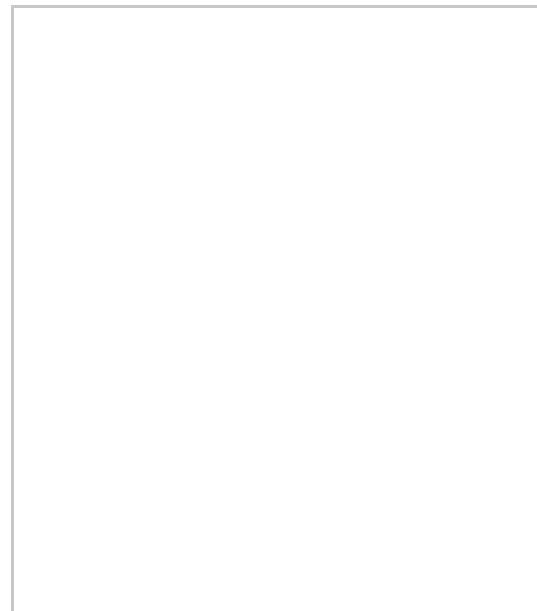
## EXTERNAL

Rear Garden

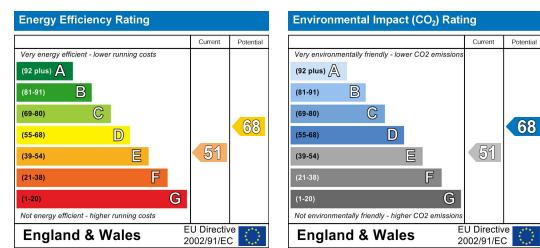
## Area Map



## 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 them as a statement of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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