



## 3 Edinburgh Drive

Hindley Green, Wigan, WN2 4HL

**Offers Over £165,000**



Sapphire Homes are delighted to offer For Sale this 3 bedroom semi detached bungalow that is positioned in a popular residential area that is close to local amenities, transport links and a short drive from Hindley town centre. In brief the accommodation comprises of entrance / hallway, lounge, fitted kitchen with access to utility room and the hallway also provides access to three good sized bedrooms and a bathroom with three piece shower suite. The bungalow does need some modernisation and is warmed by gas central central heating and also benefits from double glazing throughout. Externally there is a low maintenance front garden with off road parking leading to detached garage and to the rear there is an enclosed garden which enjoys a sunny aspect with patio area, established lawn, well stocked borders and perimeter fencing. The property offers huge potential to modernise and make a wonderful home and early internal viewings are a must to appreciate in full. Offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Utility Room

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

Rear Garden

Garage

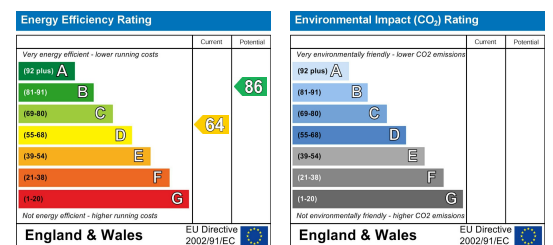
## Area Map



## Floor Plans



## Energy Efficiency Graph



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