



## 22 Diggle Street

Springfield, Wigan, WN6 7LR

Price £135,000



Sapphire Homes are delighted to be in a position to offer For Sale this well presented two bedroom end terraced property that is situated close to Wigan town centre as well as local schools, amenities and transport links. The accommodation briefly comprises of entrance / vestibule leading to a spacious lounge with modern fire and to the rear elevation there is a fitted kitchen / diner with door leading to the rear garden. To the first floor the landing provides access to two generous sized bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and is fitted with double glazing throughout and boasts a modern tasteful décor. Eternally the property has a small low maintenance front garden with fence perimeter and gated access and to the rear there is two tier garden with seating area, decking, shed offering useful storage and there is a garden room which could be adapted for a home office, home bar or lots of varied uses. This property would suit first time buyer or buy to let investor and early internal viewings are highly recommended to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

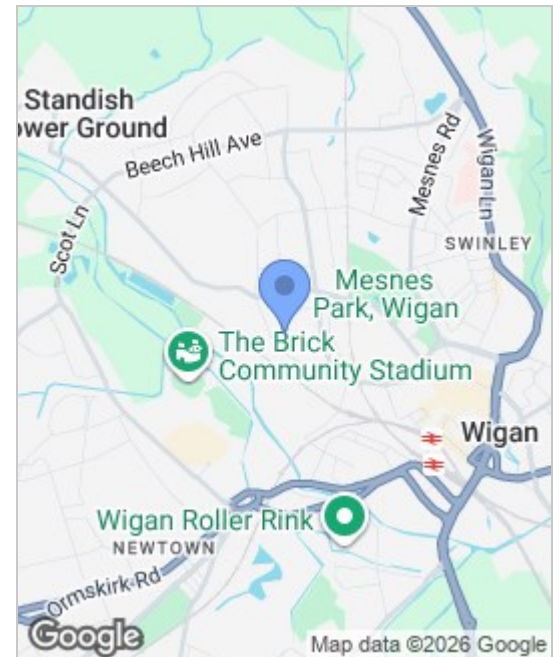
Bathroom

## EXTERNAL

Rear Garden

Garden Room

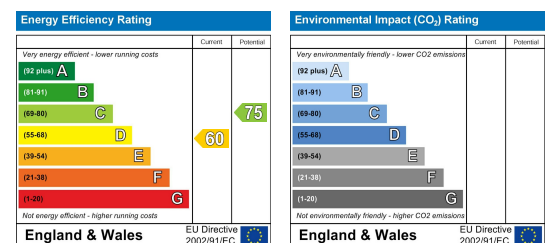
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in relation to the property.



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