



## 161 Dorning Street

, Wigan, WN1 1HW

**Price £139,995**



Sapphire Homes are delighted to offer For Sale this deceptively spacious 2 bedroom mid terraced property which offers a generous 1088 square feet of wonderfully presented period living space which is located just a short walk to the centre of Wigan including the train and bus stations and is also within easy reach of local schools, churches and amenities. In brief the property comprises a main entrance hallway, spacious front lounge / dining room, a rear sitting room with log burner and to the rear elevation there is a modern fitted kitchen with door leading to the rear garden and a useful utility room. To the first floor the landing provides access to two generous double bedrooms & there is a modern and spacious 4-piece bathroom suite with roll-top bath and walk in shower. The property is warmed by Gas Central Heating also boasts UPVC double glazing and a modern tasteful decor throughout. Externally the property is pavement fronted and to the rear there is a terraced style garden with rear parking on a block paved driveway for important town centre off road parking. Early viewings are essential to appreciate this wonderful property which is ideal for first time buyer or buy to let opportunity.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

Utility Room

## FIRST FLOOR

Landing

Bedroom 1

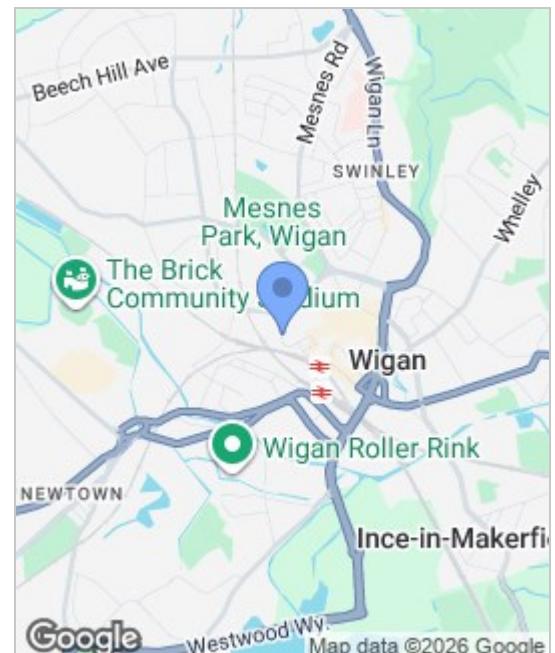
Bedroom 2

Bathroom

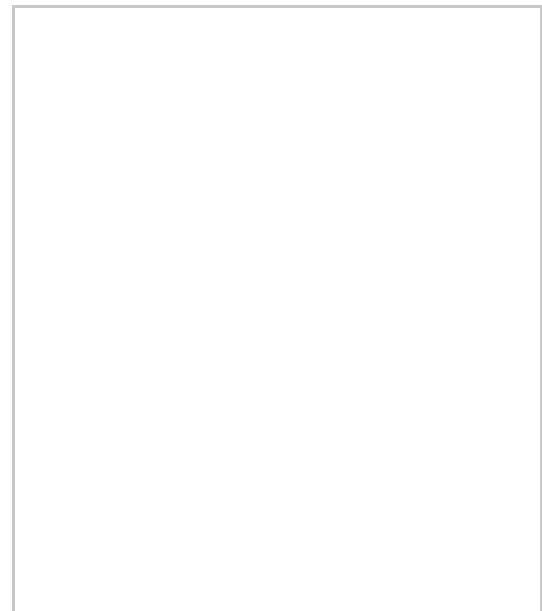
## EXTERNAL

Rear Garden

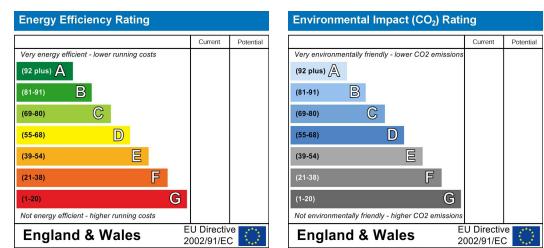
## Area Map



## 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 unless they have satisfied themselves 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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