



## 7 Queens Court, Wardley Street

Pemberton, Wigan, WN5 8BF

**Offers Over £130,000**



Sapphire Homes are delighted to offer For Sale this spacious 2 bedroom end mews style property situated close to all local amenities as well as being within easy access of the M6 and M58 motorways and local schools. The accommodation briefly comprises of entrance / hallway, downstairs W.C. and generous open plan lounge / dining with modern fitted kitchen. To the first floor the landing provides access to 2 double bedrooms and a family bathroom with modern three piece suite in white with shower over bath which doubles up as an ensuite to the master bedroom. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a modern tasteful decor throughout. Externally the property has an allocated parking space on the carpet which is secure gated entrance. Early viewing a must to appreciate in full. No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

W.C.

Lounge / Dining / Kitchen

## FIRST FLOOR

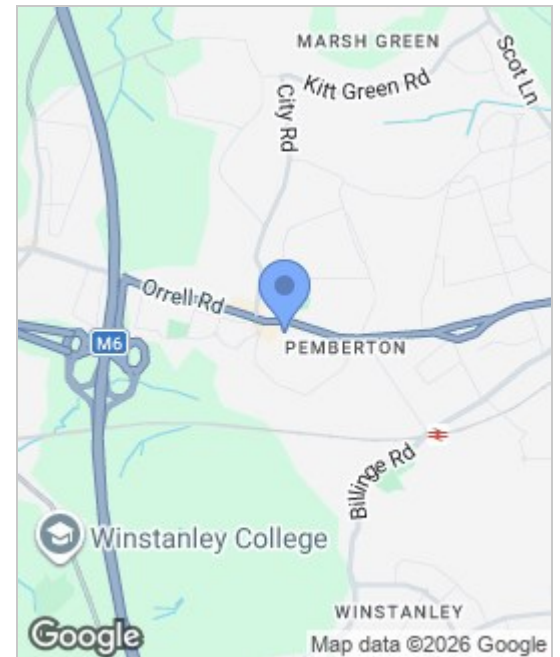
Landing

Bedroom 1

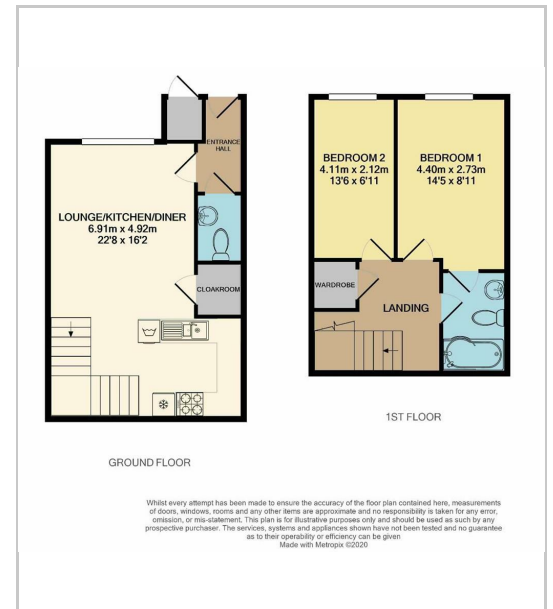
Bedroom 2

Bathroom / Ensuite (Jack & Jill)

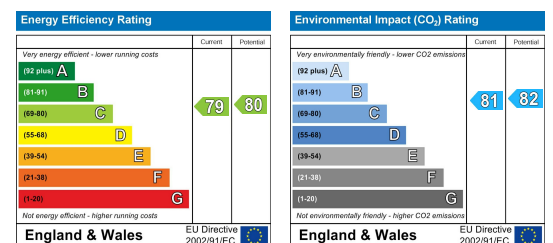
## Area Map



## 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 this property.

