



## 126 Gidlow Lane

Springfield, Wigan, WN6 7EA

**Offers In The Region Of £159,995**



Sapphire Homes are pleased to offer For Sale this recently refurbished two bedroom mid terraced home situated within half a mile of Wigan town centre and all town centre facilities. The property is also situated close to more local amenities and a short walk from a selection of schools. The accommodation briefly comprises of entrance / hallway, lounge, reception 2 / dining room and to the rear elevation is a separate brand new modern fitted kitchen with door leading out to the rear garden. To the first floor the landing provides access to two generous bedrooms and bathroom with 3 piece suite in white and shower over bath as well as a separate W.C.. To the front of the property is small garden with path leading to front door and to the rear is a patio garden with rear gated access. The property is warmed by gas fired central heating and has double glazing throughout and is likely to appeal to a first time buyer or investor purchase. Early internal viewing is recommended to appreciate the potential in full. The property is available with no onward chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

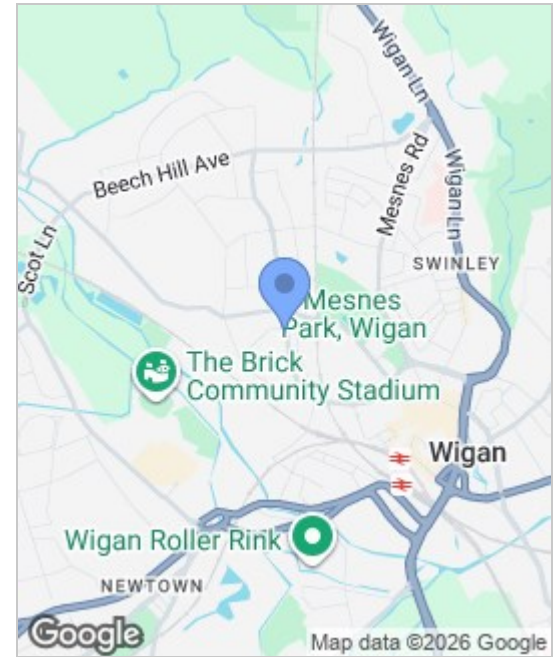
Master Bedroom

Bedroom 2

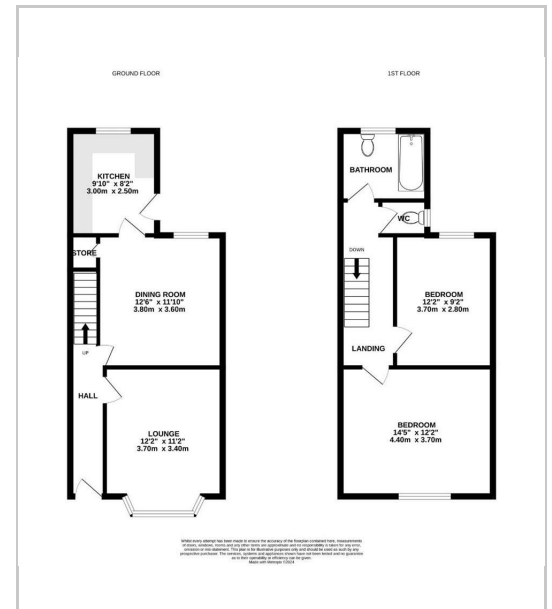
Bathroom

## EXTERNAL

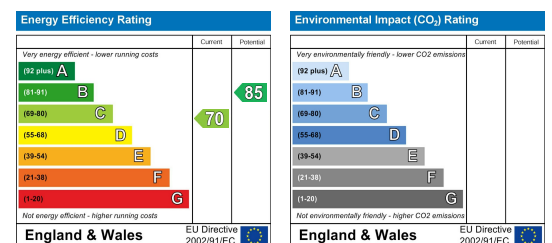
## Area Map



## 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.



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