



## 50 Selwyn Street

, Leigh, WN7 1RP

**Offers In The Region Of £129,995**



Sapphire Homes are delighted to be able to offer to the market this well maintained two bedroom mid terraced property that is located in a popular residential location and is also in close proximity to local schools, amenities and transport links including the guided bus route, the East Lancashire Road and the motorway networks making it ideal for those commuting. In brief the accommodation comprises of entrance / vestibule, lounge with feature fire and surround and to the rear elevation is a modern fitted kitchen with access to a separate utility room and door from the kitchen leading to the rear garden. To the first floor the landing provides access to two good sized bedrooms and a family bathroom with modern 3 piece suite in white with shower over bath. The property is warmed by Air Source Heat Pump and well as solar panelling installed to help with efficiency and bill costs and also boasts a tasteful décor and double glazing throughout. Externally, to the front the property is pavement front and to the rear there is a low maintenance yard / patio garden with rear gated access. Early viewing is highly recommended to appreciate this property in full and is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

Utility Room

## FIRST FLOOR

Landing

Bedroom 1

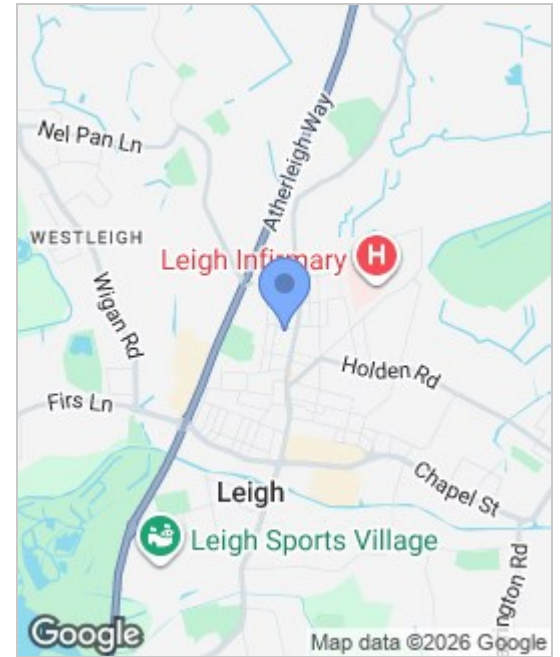
Bedroom 2

Bathroom

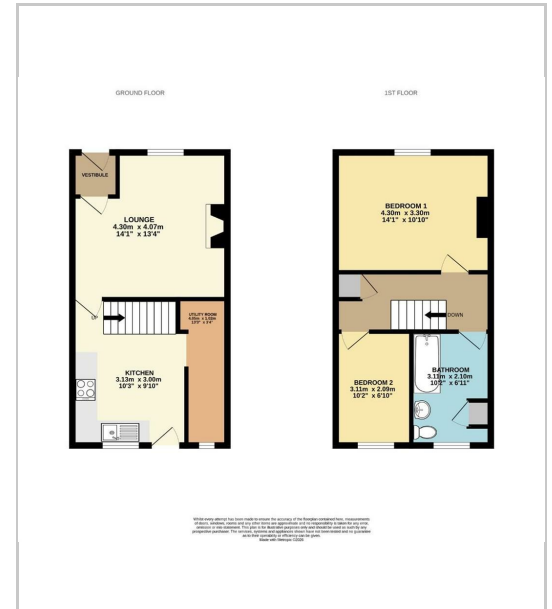
## EXTERNAL

Rear Garden

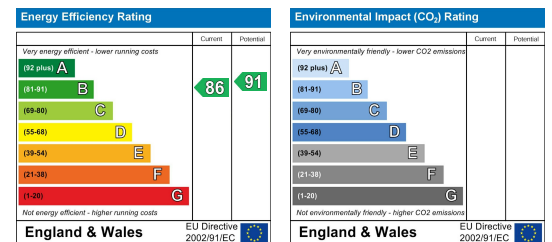
## Area Map



## 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 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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