



## 44 Rose Avenue

Beech Hill, Wigan, WN6 8NP

Asking Price **£190,000**



It is with great pleasure that we are in a position to offer For Sale this well maintained 3 bedroom end quasi in popular residential location that is close to local amenities, schools and transport links and is perfectly suited for a couple or family. The property briefly comprises of entrance / hallway, lounge with French doors leading to the rear garden and there is a separate modern fitted kitchen / dining area with door leading to the side. To the first floor the landing provides access to 3 good sized bedrooms and there is a family bathroom with modern three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from Double Glazing throughout and a tasteful décor. Externally there is off road parking to the front elevation which leads to a detached garage and the gardens have a brick perimeter with well stocked borders. There is also a door with access to a utility area which the owner uses as a home gym. To the rear elevation the garden enjoys a sunny aspect with established lawn, perimeter fencing and well stocked borders. Early internal viewings are highly recommended to appreciate in full and the property is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

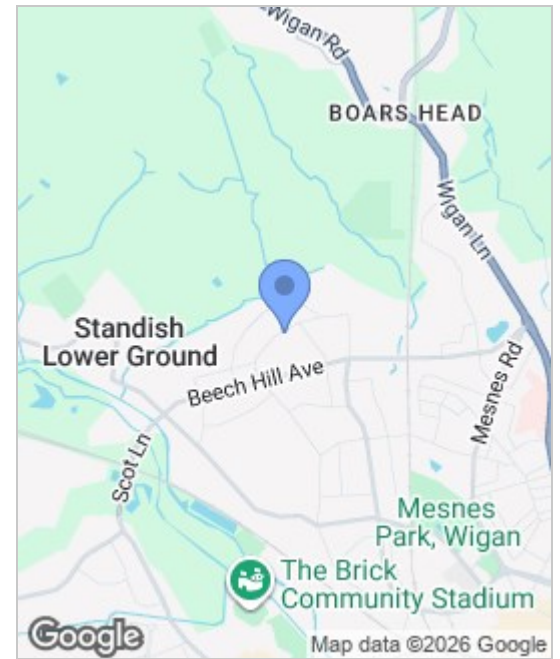
Bedroom 3

Family Bathroom

## EXTERNAL

Rear Garden

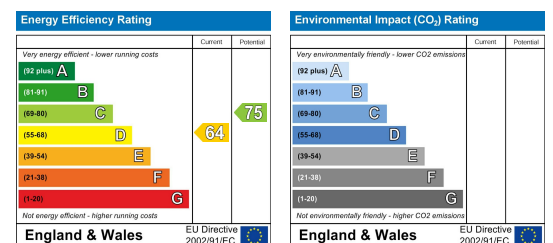
## Area Map



## 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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