



## 1 Woodcourt

Poolstock, Wigan, WN3 5BZ

**Offers In The Region Of £249,995**



Sapphire Homes are delighted to offer For Sale this well presented two bedroom extended detached true bungalow that is positioned on a generous corner plot in a quiet cul de sac in popular residential location and close to local schools, churches, amenities and transport links including a short walk to the town centre. The accommodation briefly comprises of entrance / hallway, generous lounge and to the rear elevation there is an extended modern fitted kitchen / diner with integrated appliance which also provides access to the rear garden and a porch area to the side elevation. The hallway also provides access to two well appointed bedrooms and there is a modern bathroom with recently installed three piece shower suite in white. The property is warmed by Gas Central heating all also boasts a modern decor and double glazing throughout. Externally the property boasts a sunny and private aspect to the rear elevation with established lawn, well stocked borders and driveway providing off road parking. To the front and side elevation there is a low maintenance garden but could also be adapted to offer further off road parking subject to planning. Early internal viewings are a must to truly appreciate in full.





GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Bedroom 1

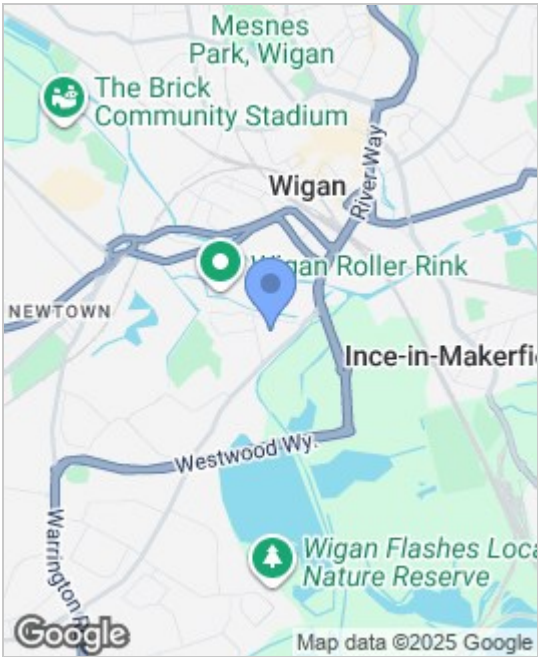
Bedroom 2

Bathroom

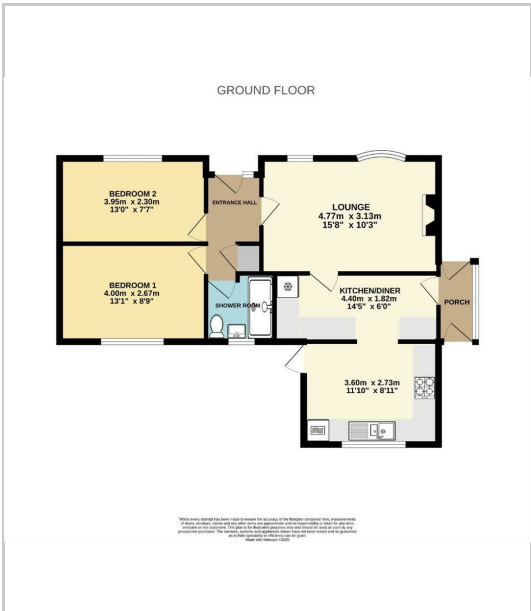
EXTERNAL

Rear Garden

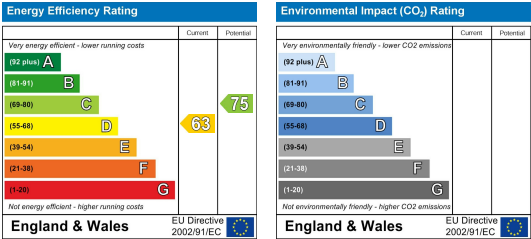
Area Map



Floor Plans



Energy Efficiency Graph



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