



## 14 Rose Avenue

Beech Hill, Wigan, WN6 8QX

**Price £175,000**



Sapphire Homes are pleased to be in a position to offer For Sale this wonderfully presented and deceptively spacious 2 bedroom semi detached property in popular residential location and is close to both local amenities and transport links. The accommodation briefly comprises of entrance / hallway, spacious living area and generous dining / kitchen with a range of wall and base units with oven / hob and extractor with door providing access to the rear garden. To the first floor there are 2 good sized double bedrooms & bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and Double Glazing throughout. Externally there are low maintenance gardens to the front and rear with the front providing ample off road parking. Early internal viewing is highly recommended to appreciate this property in full. No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

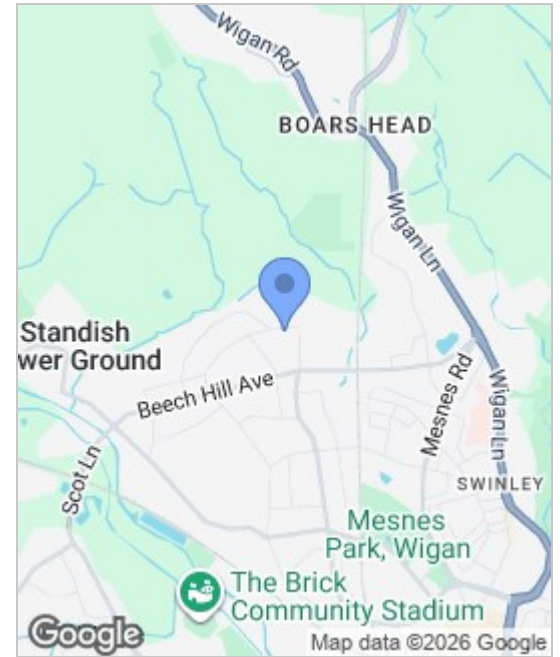
Bedroom 2

Bathroom

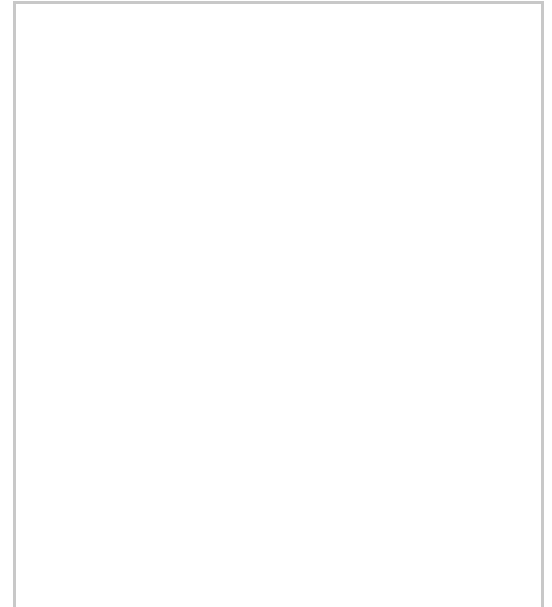
## EXTERNAL

Rear Garden

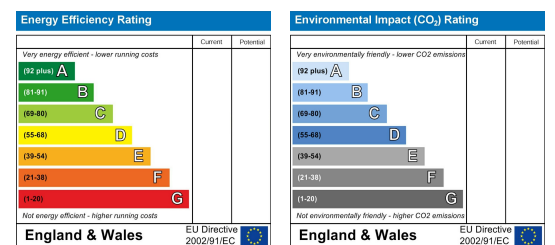
## Area Map



## 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 on or behalf of the property.

