



## 1 Caernarvon Road

Hindley Green, Wigan, WN2 4NE

**Price £198,000**



Sapphire Homes are delighted to offer For Sale this semi detached true bungalow that is located in a quiet cul de sac in a popular residential location and offers close proximity to local churches, schools, amenities and transport links. In brief the accommodation comprises of a porch, entrance / hallway, lounge and kitchen with access to the rear garden. The hallway also provides access to three well appointed bedrooms and a family bathroom with three piece suite. The property is warmed by Gas Central Heating and also benefits from double glazing. Externally the property is on a large generous plot with ample off road parking to the front and side elevation which leads to a detached garage. To the rear elevation there is a large garden which enjoys a sunny aspect and huge scope for additional landscaping. The property is offered to market with No Upward Chain and early internal viewing is a must to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Bedroom 1

Bedroom 2

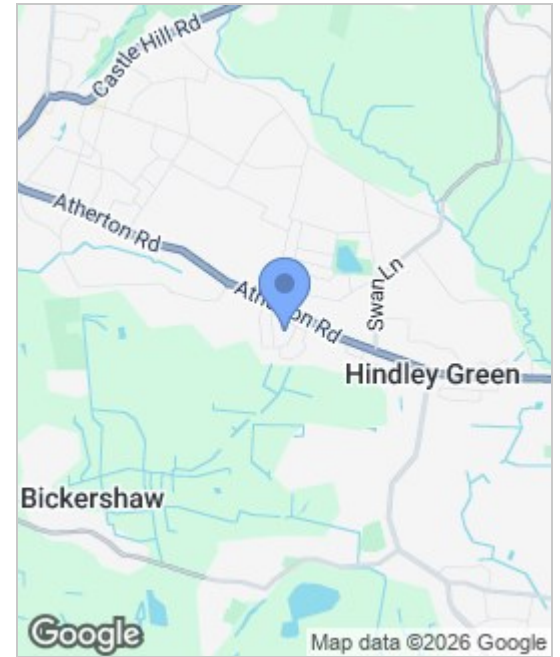
Bedroom 3

Bathroom

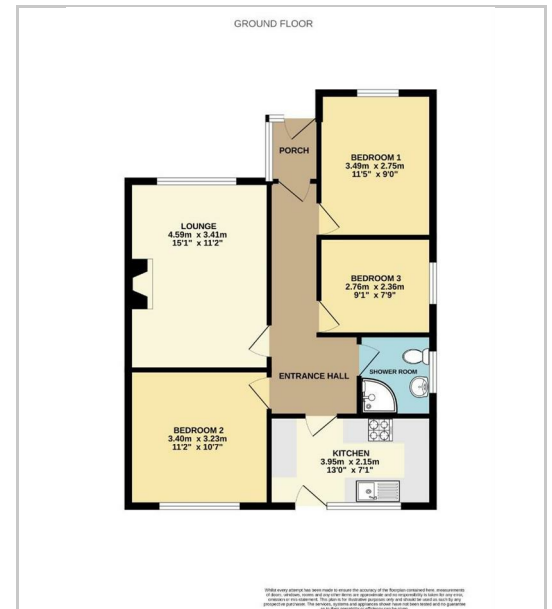
EXTERNAL

Rear Garden

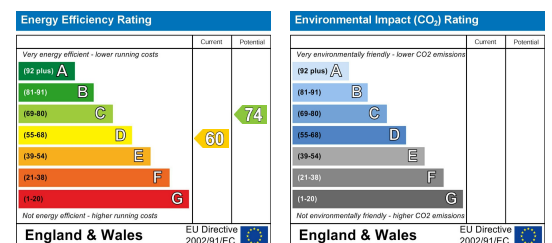
## Area Map



## Floor Plans



## Energy Efficiency Graph



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