



## 34 Saddleback Crescent

Norley Hall, Wigan, WN5 9UA

**Asking Price £155,000**



Sapphire Homes are delighted to offer For Sale this three bedroom semi detached property in a popular residential location which offers excellent value for money in today's market and a good square footage. The property is in need of some improvement and is priced to reflect to this, and would be ideal for a couple or family being within close proximity to local schools, amenities & transport links including Junction 25 of the M6 or the M58, The accommodation briefly comprises of entrance / hallway, lounge and to the rear is a fitted kitchen with door leading to side elevation and there is a separate dining room / reception 2. To the first floor the landing provides access to three generous bedrooms and a family bathroom with three piece suite with shower over bath. The property also benefits from gas central heating and double glazing throughout and whilst in need of some modernisation it offers huge potential to purchaser. Externally, the property has low maintenance gardens which offers lots of potential for further landscaping and to the front elevation there is off road parking. There is also access to the side elevation with side outhouse offering additional storage. To the rear there is a patio area, perimeter fencing and planted borders. Early internal viewings are a must to appreciate in full and the property is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Reception 2

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

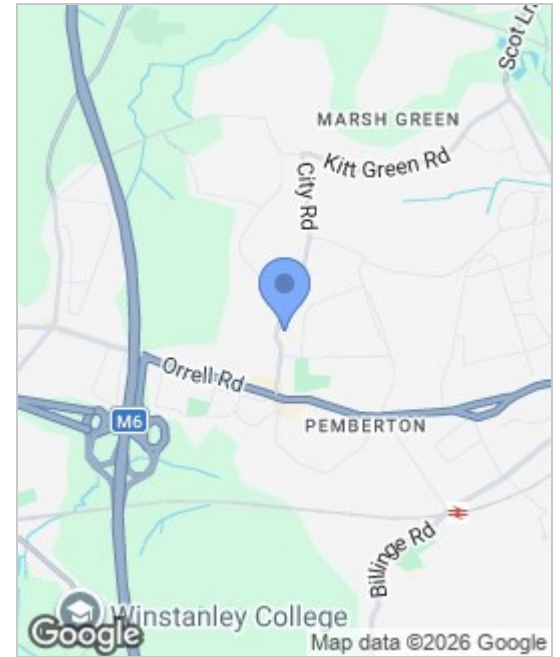
Bathroom

## EXTERNAL

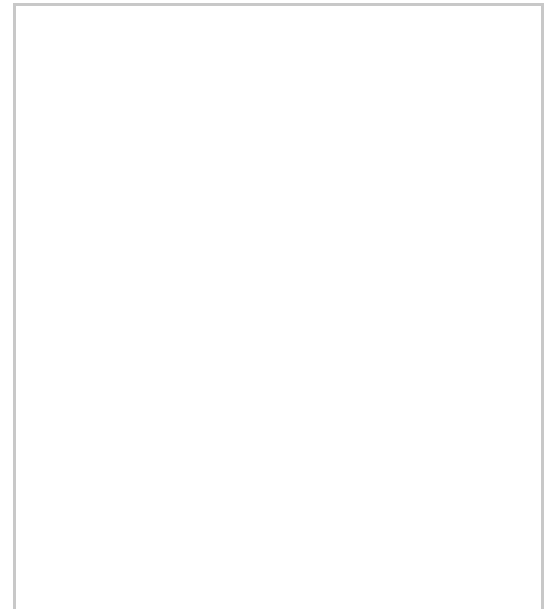
Side Store Room

Rear Garden

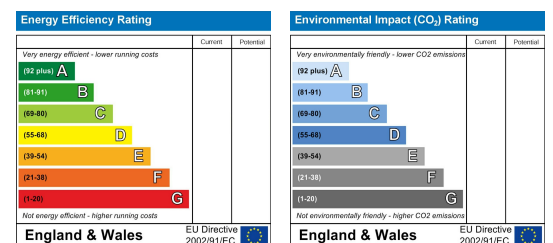
## Area Map



## Floor Plans



## Energy Efficiency Graph



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