



## 257 Warrington Road

Goose Green, Wigan, WN3 6PB

**Price £110,000**



Sapphire Homes are delighted to offer For Sale this well maintained two bedroom mid terraced home situated within a mile of Wigan town centre and all town centre facilities as well as being situated close to local amenities and a short walk from a selection of schools. The accommodation briefly comprises of entrance vestibule, lounge and to the rear elevation there is a kitchen / diner with door leading out to the rear garden. To the first floor the landing provides access to two bedrooms and bathroom with three piece suite and shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful decor and double glazing. Externally there are low maintenance gardens to the front and rear which could benefit from additional landscaping and offers lots of potential. This property would suit professional, couple or small family and early internal viewings are highly recommended. No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

## FIRST FLOOR

Master Bedroom

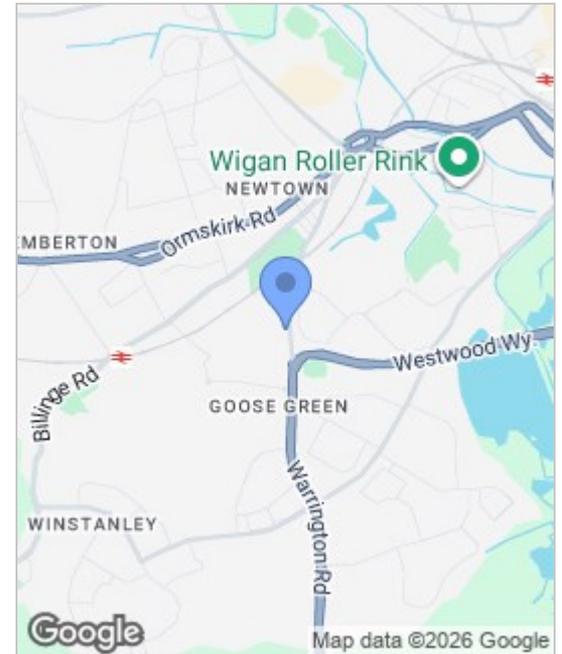
Bedroom 2

Bathroom

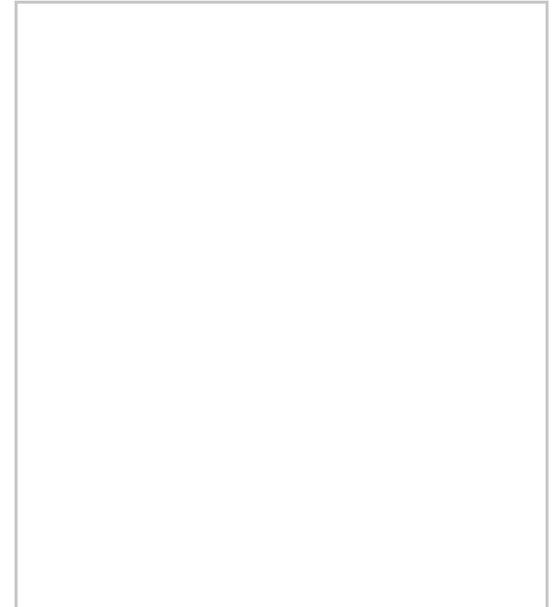
## EXTERNAL

Rear Garden

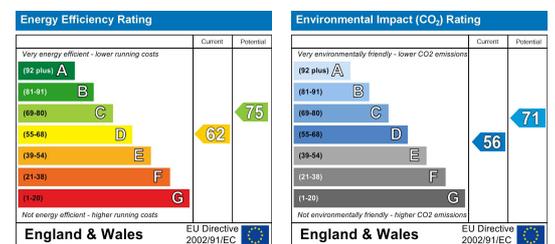
## Area Map



## 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 these particulars as a 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 this property.

