



16 Beech Grove

Abram, Wigan, WN2 5YG

Offers In The Region Of £129,995



Sapphire Homes are delighted to offer For Sale this well maintained 2 bedroom semi detached family home in a quiet cul de sac location situated close to local churches, schools, amenities and transport links. The accommodation briefly comprises of entrance / porch leading to a generous size lounge with kitchen/diner to the rear elevation with French doors providing access to the rear garden. To the first floor there are 2 spacious double bedrooms and a family bathroom with modern three piece suite in white and shower over bath. The property is warmed by Gas Central Heating and boasts a modern tasteful decor and is double glazed throughout. Externally to the front elevation the property is garden fronted with a driveway offering parking for 1 car and the rear garden is fully enclosed with a patio, lawn area, shed offering useful storage and lawn area with perimeter fencing. The property is well suited to a first time buyer or investor and early viewing is a must to appreciate in full. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

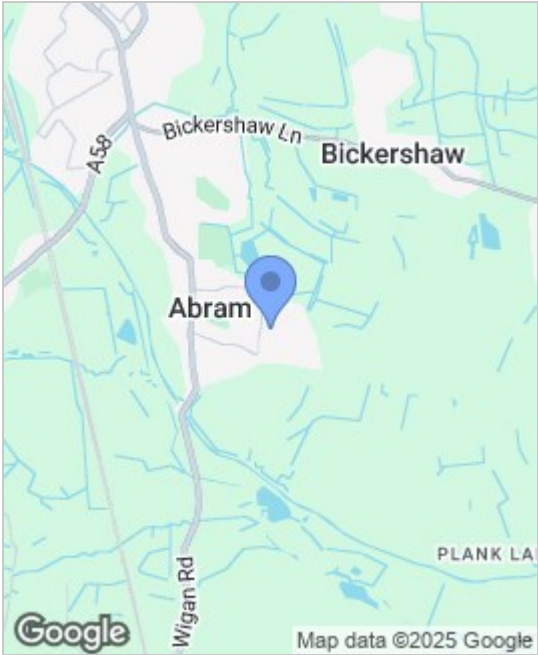
Master Bedroom

Bedroom 2

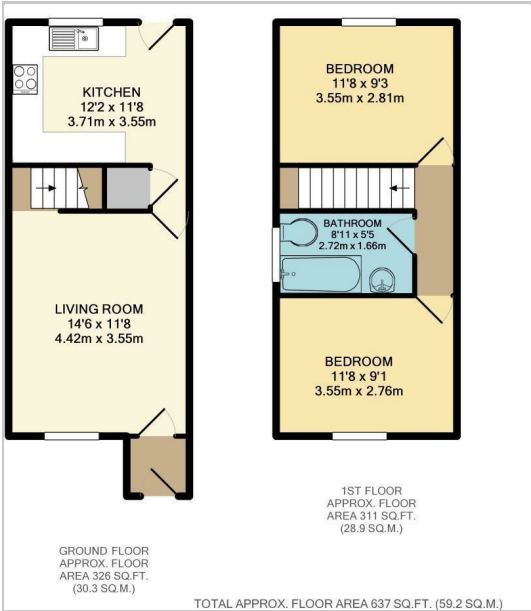
Bathroom

EXTERNAL

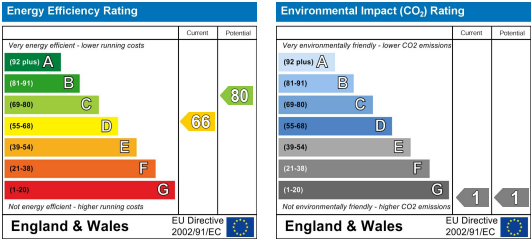
Area Map



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 them as a representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation on or warrant property.

