



305 Wigan Lower Road

Standish Lower Ground, Wigan, WN6 8JN

Offers In The Region Of £135,000



Sapphire Homes are pleased to offer For Sale this well presented three bedroom mid terraced home situated within a few miles of Wigan town centre and all town centre facilities as well as being a brief walk to the heart of Standish Lower Ground as well as enjoying views to the front over the Leeds Liverpool canal and being in close proximity to local school amenities and transport links. The accommodation is well presented throughout and briefly comprises of entrance / vestibule, lounge and to the rear elevation is a modern fitted kitchen / diner with door leading to the rear garden and access to a downstairs family bathroom / wetroom. To the first floor the landing provides access to three generous bedrooms. The property is warmed by Gas Central Heating and also benefits from a neutral decor and double glazing throughout. Externally to the front the property has a small garden and there is on road parking to the front and to the rear there is a low maintenance garden with rear gated access. This property would suit 1st time buyers and buy to let investors and early internal viewings are highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

Bathroom

FIRST FLOOR

Landing

Bedroom 1

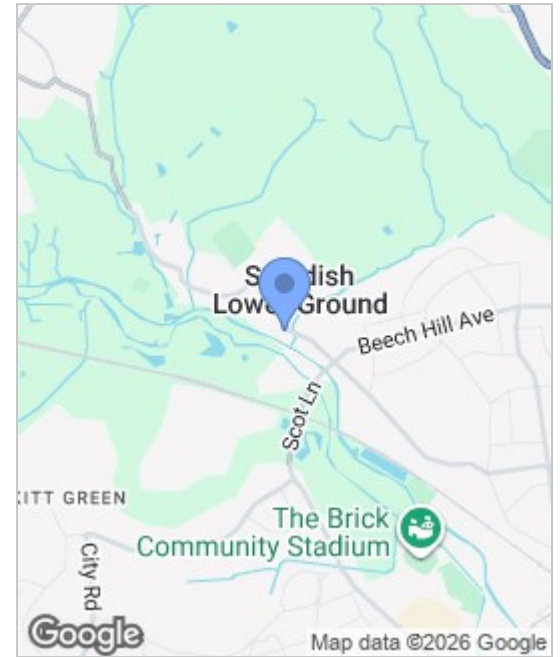
Bedroom 2

Bedroom 3

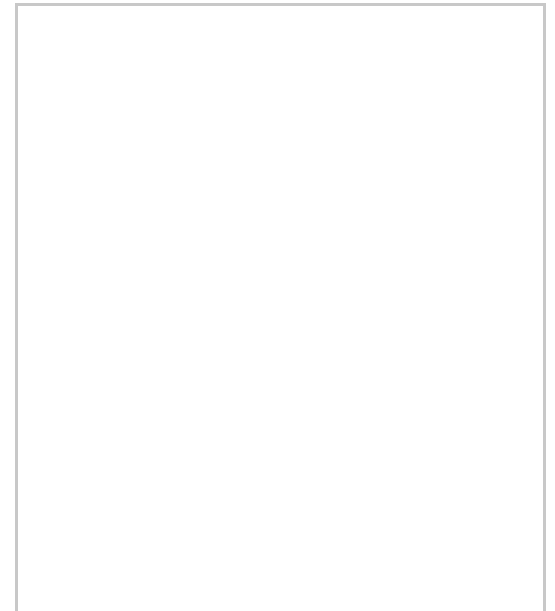
EXTERNAL

Rear Garden

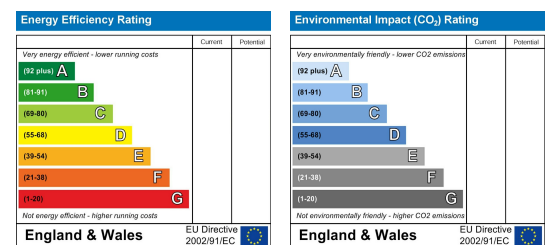
Area Map



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 on or behalf of the property.



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