



17 Mulberry Close

, Wigan, WN5 9QL

Offers In The Region Of £180,000



Sapphire Homes are delighted to offer For Sale this 3 bedroom semi-detached home which would be perfect for either first time buyers looking to get on the property ladder or buy to let investors. In brief the accommodation comprises of a welcoming entrance / hallway, living room with dual fuel burner and to the rear elevation is a modern fitted kitchen / dining room which is open plan into a vaulted orangery room with velux windows and French doors leading to the rear garden. The kitchen also has a door which provides access to the side elevation which has two store rooms and front and rear access. To the first floor the landing provides access to three well appointed bedrooms and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from Double Glazing and a modern tasteful decor. Externally, the property is on a good sized plot with lots of coverage to the front providing ample off road parking and to the rear elevation the property enjoys a sunny and private aspect with potential for further landscaping. Currently there is a seating area, lawn, perimeter fencing and stocked borders. Internal viewing is highly recommended to appreciate in full and this property is perfectly suited for a couple or family.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Orangery / Reception 2

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

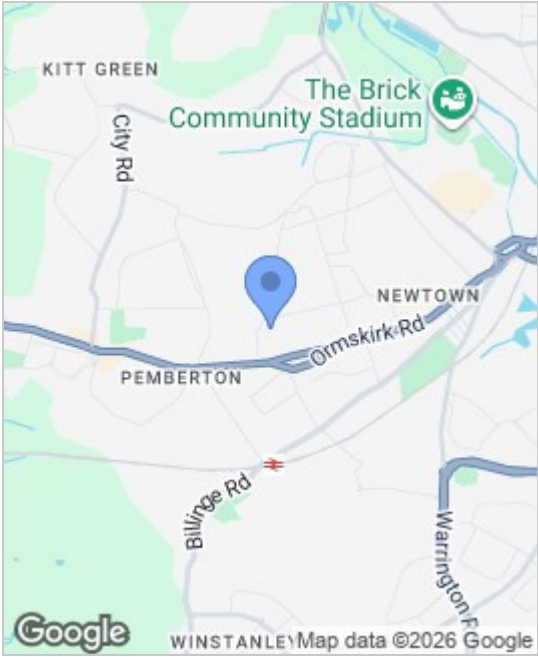
Bathroom

EXTERNAL

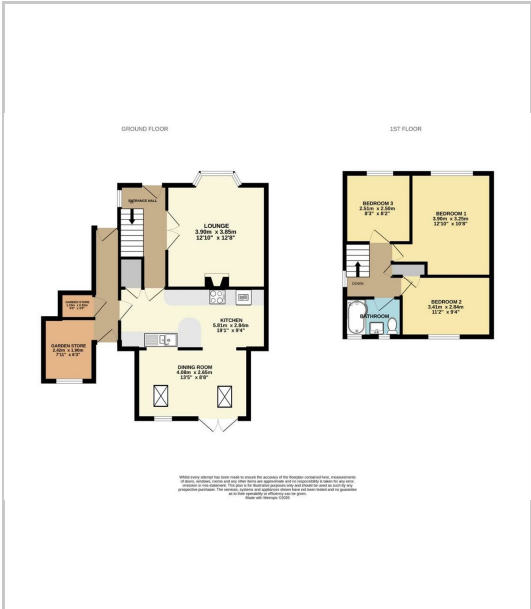
Rear Garden

Side Storage Room x 2

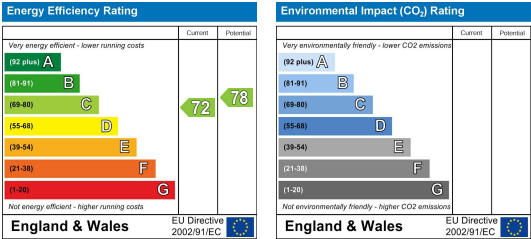
Area Map



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.

