



76 Darlington Street East

, Wigan, WN1 3AT

Offers In The Region Of £150,000



Sapphire Homes are delighted to offer For Sale this well presented and recently refurbished 3 bedroom mid terraced property situated within easy reach of Wigan town centre, as well as being in close proximity to local schools, churches, amenities and transport links. The accommodation briefly comprises of entrance / hallway leading to generous living room with door leading to separate dining room / reception 2 and there is a modern fitted kitchen to the rear elevation with access to the family bathroom with modern three piece suite in white and door leading from hallway to rear garden. To the first floor the landing area provides access to three good sized bedrooms with an additional bathroom / W.C. The house is warmed by Gas Central Heating and also benefits from a modern tasteful decor and UPVC double glazing throughout. Externally the property has a small paved front garden and to the rear there is a low maintenance garden with brick perimeter, patio area and rear gated access. Early internal viewing is highly recommended to appreciate this wonderful property. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

Bathroom

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

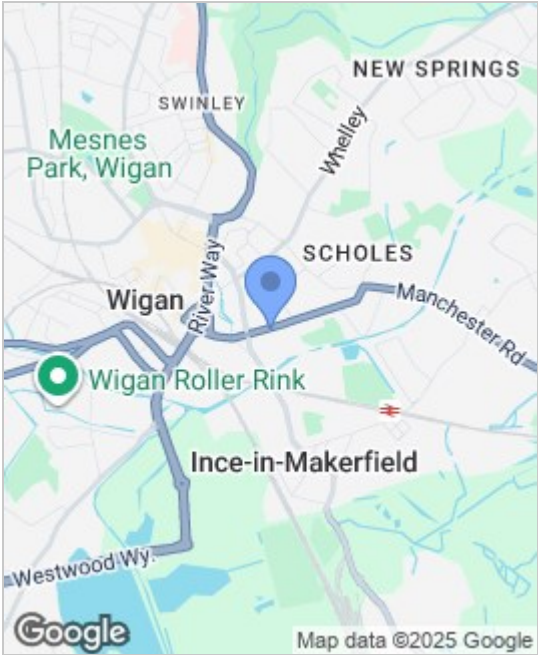
Bedroom 3

Bathroom 2

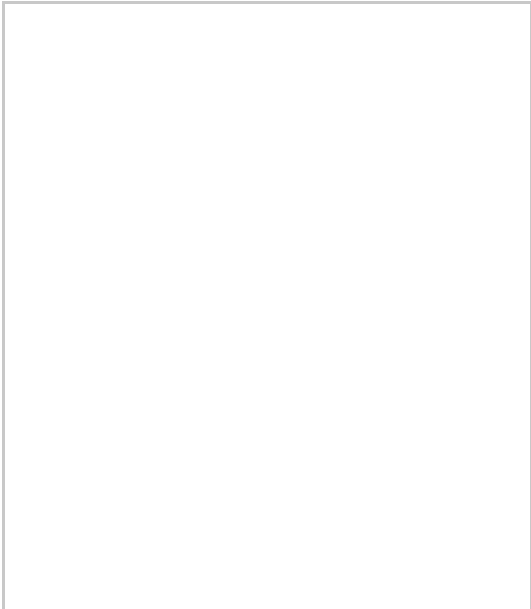
EXTERNAL

Rear Garden

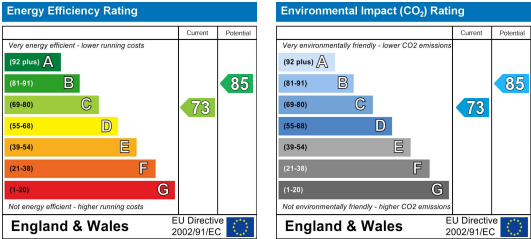
Area Map



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 firms employment has the authority to make or give any representation or warranty in relation to this property.

