



## 10 Cygnet Street

Poolstock, Wigan, WN3 5BW

**Asking Price £110,000**



Sapphire Homes are pleased to offer For Sale this two bedroom pavement fronted mid terraced home situated within half a mile of Wigan town centre and all town centre facilities. The property is also situated close to more local amenities and a short walk from a selection of schools. The accommodation briefly comprises of entrance / vestibule, lounge, reception 2 / dining room and separate fitted kitchen with door leading to the rear garden. To the first floor, the landing provides access to two bedrooms and bathroom with 3 piece suite in white and shower over bath. To the front the property is pavement fronted and there is a small patio garden to the rear with rear gated access. The property is warmed by gas fired central heating and has double glazing but would benefit from a refurbishment / modernisation throughout and is likely to appeal to a first time buyer or investor purchase. Early internal viewing is recommended to appreciate the potential in full. No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Dining / Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

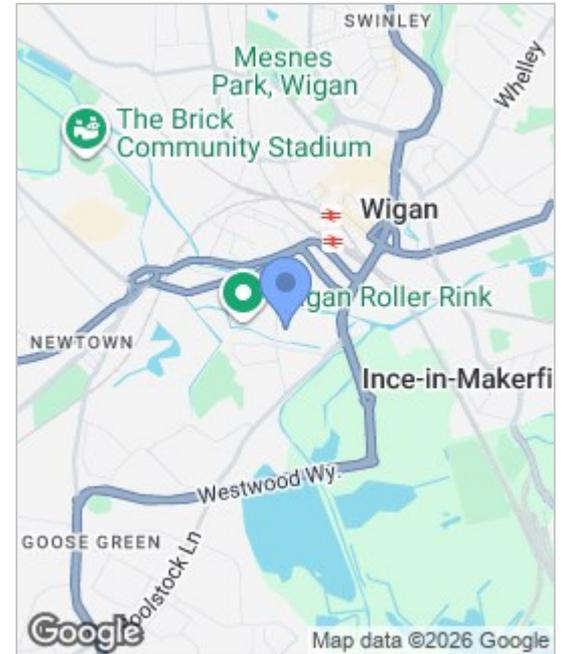
Bedroom 2

Bathroom

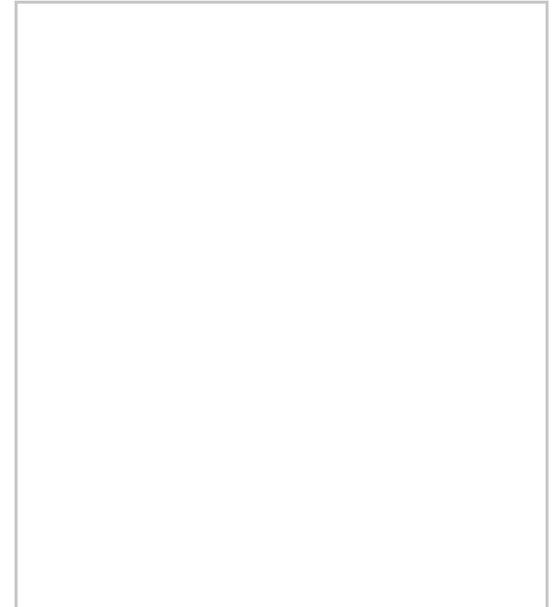
## EXTERNAL

Rear Garden

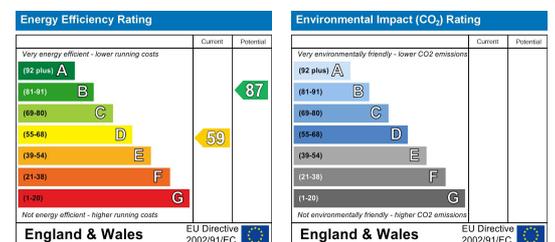
## Area Map



## 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 the 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 the property.



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