



## 24 Waterbeck Close

Whelley, Wigan, WN1 3YD

**Offers Over £165,000**



Sapphire Homes are delighted to offer For Sale this well maintained 3 bedroom semi detached family home that is situated at the head of a quiet cul de sac and is 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 porch leading to a living room with stairs leading to first floor and to the rear elevation there is a fitted kitchen with dining area and doors leading to the rear elevation. To the first floor the landing area provides access to three well appointed bedrooms and there is a family bathroom with three piece suite in white with shower over bath.. The property is warmed by Gas Central Heating and also benefits from double glazed windows and whilst some modernisation is required it offers huge potential to purchaser. Externally the property has off road parking to the front elevation and there is also an established lawn, well stocked borders with perimeter fencing. To the rear the garden enjoys a sunny aspect and is perfect for family and entertaining with patio area, lawn, and there is also access to the side elevation. Early internal viewing are highly recommended to appreciate this wonderful property which is perfect for a couple / family and is offered to market with No Upward Chain.



## GROUND FLOOR

Porch

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

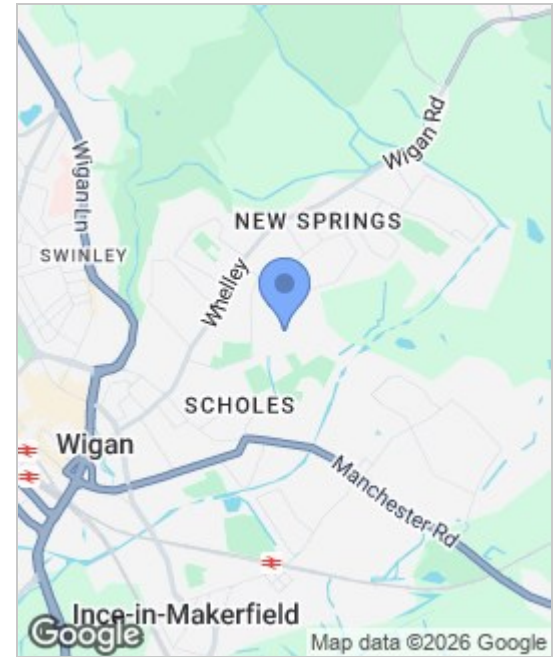
Bedroom 3

Bathroom

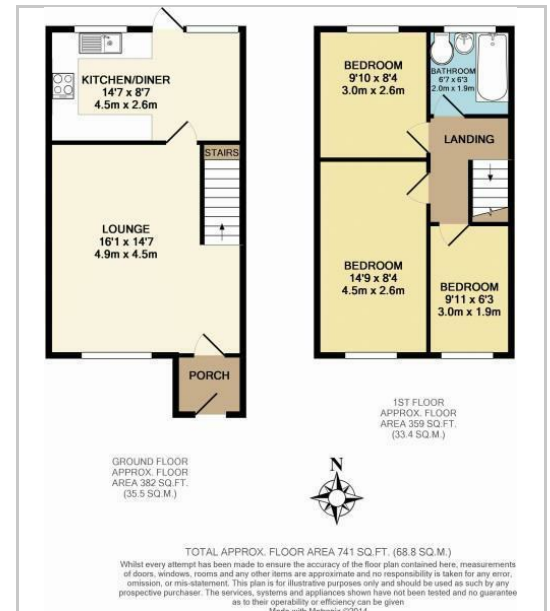
## EXTERNAL

Rear Garden

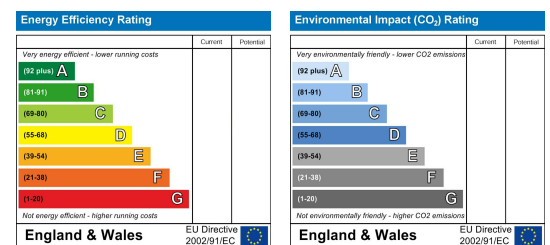
## Area Map



## 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 on behalf of the property.



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