



41 Dean Crescent

Orrell, Wigan, WN5 0HY

Offers Over £115,000



Sapphire Homes are delighted to be able to offer For Sale this spacious 2 bedroom end quasi that is situated in a cul de sac in a popular residential location and also offers close proximity to local schools, amenities and transport links including the M6 and M58. In brief the accommodation comprises of entrance / hallway and has a generous front to rear lounge with French doors to the rear elevation and there is a separate fitted kitchen with dining area and utility area to the rear with door leading to the rear garden. To the first floor the landing provides access to two generous double bedrooms and a family bathroom with three piece suite with shower over bath. The property does require some modernisation throughout but does benefit from double glazing and recently installed UPVC double glazing throughout. Externally there is off road parking and low maintenance garden to the front elevation and to the rear there is a large rear garden with patio area, established lawn and perimeter fencing but offers huge potential subject to completing landscaping. Early internal viewing is highly recommended and the property would be perfect for 1st time buyer or investor and the property is offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Utility Area

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

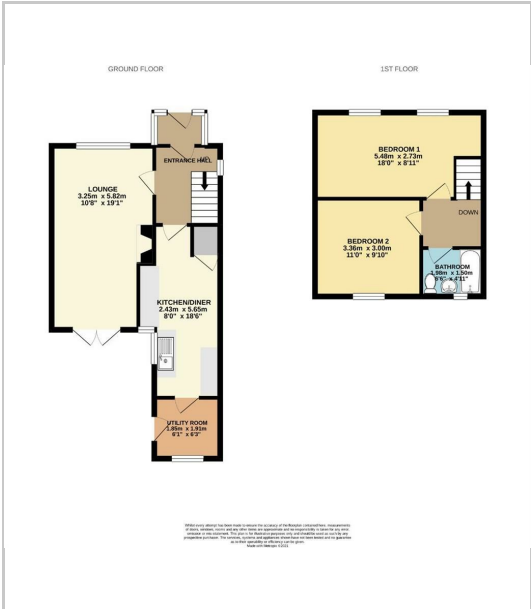
EXTERNAL

Rear Garden

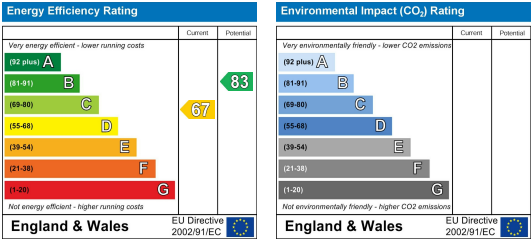
Area Map



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

