



24 Wallace Lane

, Wigan, WN1 3XT

**Offers Over £145,000**



Sapphire Homes are delighted to offer For Sale this deceptively spacious and well maintained 3 bedroom end terraced home that is located in a popular residential area in Whelley and offers close proximity to local schools, amenities and transport links as well as being a short walk from the Town Centre and Haigh Hall Plantations for those who enjoy scenic walks. In brief the accommodation comprises of a welcoming entrance hallway, reception 2 / dining room, generous lounge and to the rear elevation is a modern fitted kitchen with access to the rear garden and there is a ground floor bathroom with three piece suite in white with shower over bath. To the first floor the landing area gives access to three well appointed bedrooms with one currently utilised as a walk in robe area and there is a family bathroom with three piece suite in white. The property has been well maintained and offers well appointed living space making it perfect for a growing family. The property is warmed by Gas Central Heating and also boasts a tasteful décor and UPVC double glazing throughout. Externally to the front elevation the property is pavement fronted and to the rear there is a low maintenance patio garden with rear access. The property is perfectly suited to a couple or family and early internal viewing is a must to appreciate in full. No Upward Chain.



GROUND FLOOR

- Entrance / Hallway
- Lounge
- Dining Room / Reception 2
- Kitchen
- Downstairs Bathroom

FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

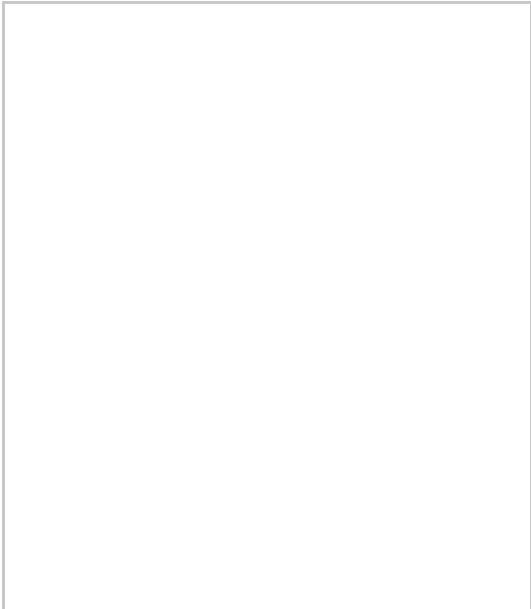
EXTERNAL

- Rear Garden

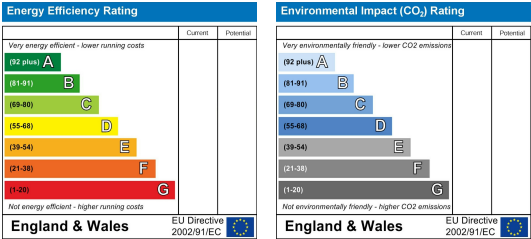
Area Map



Floor Plans



Energy Efficiency Graph



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