



## 4 Lamb Street

Whelley, Wigan, WN1 3XU

**Offers In The Region Of £140,000**



Sapphire Homes are pleased to offer For Sale this recently refurbished and well presented three bedroom terraced house situated on a residential street in Whelley, which is perfectly positioned for local amenities, town centre transport links and local schools. The property is presented in an excellent condition with neutral décor throughout including modern flooring and fixtures and a tasteful colour scheme. The accommodation briefly comprises of generous lounge and to the rear elevation there is a dining room / reception 2 which is open plan to a modern fitted kitchen with door leading to the rear garden and a further hallway provides access to the bathroom with three piece suite in white with shower over bath. To the first floor the landing area provides access to three good sized bedrooms. Externally the property is pavement fronted on a quiet street and to the rear is a small patio area with rear gated access. Early internal viewings are highly recommended to appreciate in full.

**\*\*Please note images are from 2023 when tenant occupied\*\***



GROUND FLOOR

- Lounge
- Dining Room / Reception 2
- Kitchen
- Bathroom

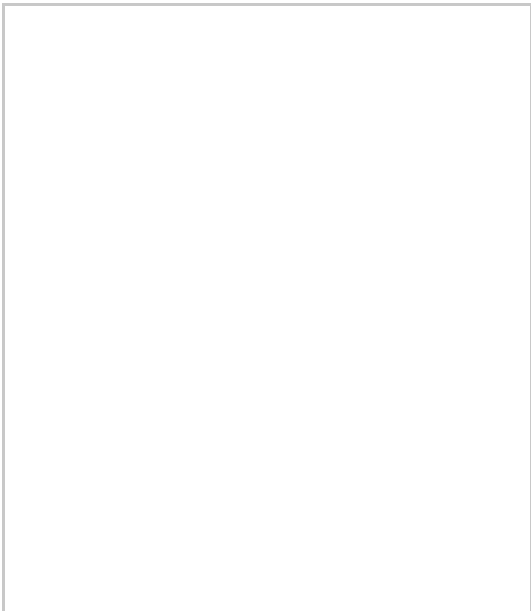
FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3

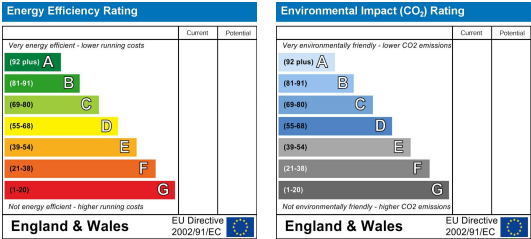
Area Map



Floor Plans



Energy Efficiency Graph



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