



## 24 Mort Street

, Wigan, WN6 7AU

**Price £150,000**



Sapphire Homes are pleased to be in a position to offer For Sale this impressive and newly refurbished 3 bedroom mid terraced property in popular residential location that must be internally viewed to be appreciated in full. The location of the property is in a popular residential location and is situated close by to local schools, churches, amenities and only a ten minute walk to Wigan town centre. The accommodation briefly comprises of entrance / vestibule leading to a spacious lounge, dining room / reception 2 and to the rear there is a stunning luxury fitted kitchen with integrated appliances and door leading to the rear garden as well as a downstairs W.C.. To the first floor the landing provides access to 3 good sized bedrooms and a fitted bathroom with three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from a modern tasteful decor and double glazing throughout. Externally the property is pavement fronted with on street parking and to the rear there is a small yard with rear gate access. The property is ideal for first time buyer or buy to let investor and early internal viewings are highly recommended to appreciate in full. Offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Dining / Reception 2

Kitchen

W.C.

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

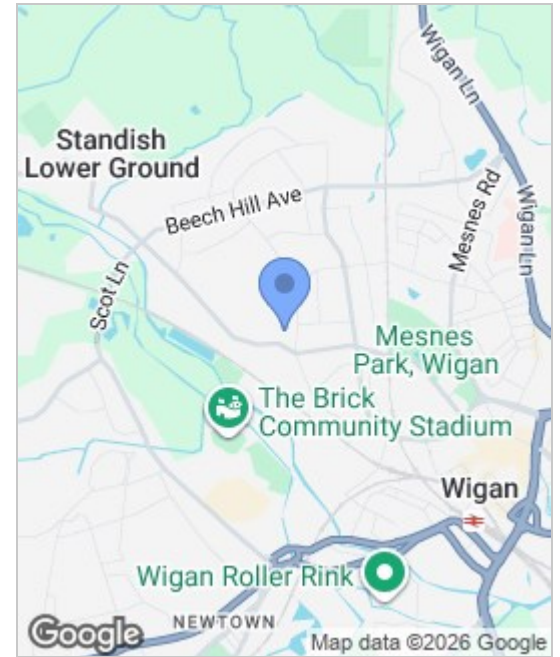
Bedroom 3

Bathroom

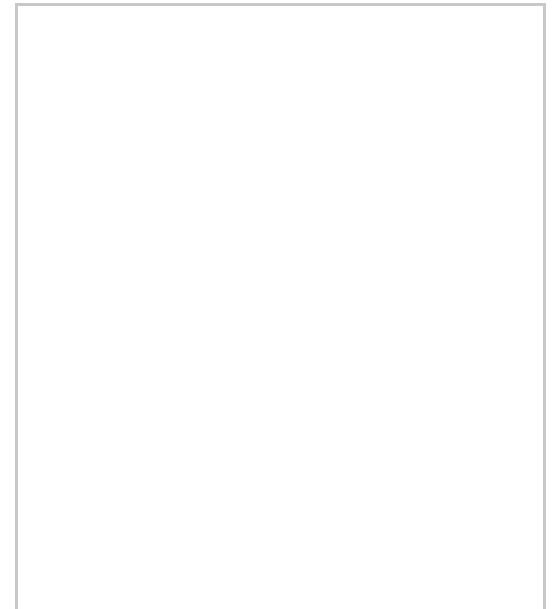
## EXTERNAL

Patio Garden

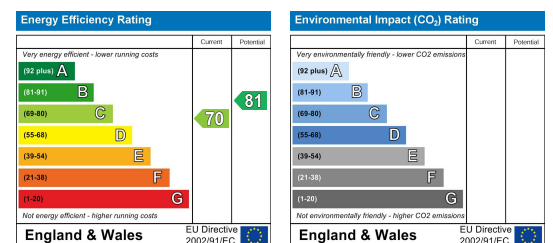
## Area Map



## Floor Plans



## Energy Efficiency Graph



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