



## Flat 38 Longacre

Hindley Green, Wigan, WN2 4LL

**Price £115,000**



Sapphire Homes are delighted to offer For Sale this spacious 2 bedroom apartment comprising of welcoming entrance / hallway, open plan living / dining / kitchen which is fitted with a range of wall, base and drawer units with work surfaces incorporating a stainless steel sink unit with mixer tap, washing machine, fridge/freezer, four ring electric hob, hob and stainless steel electric oven, tiled splash backs. The hallway also provides access to two well appointed double bedrooms and there is a 3 piece bathroom suite comprising of low level w.c, pedestal wash hand basin and panelled bath with central contemporary style mixer tap and shower over. The property has a neutral decor and benefits from electric heating and UPVC double glazing throughout. The property is close to local amenities and transport links and would be perfect for 1st time buyer or buy to let investor. Can be sold with vacant possession or tenant in situ. No Upward Chain



## Entrance / Hallway

## Lounge / Dining / Kitchen

## Bedroom 1

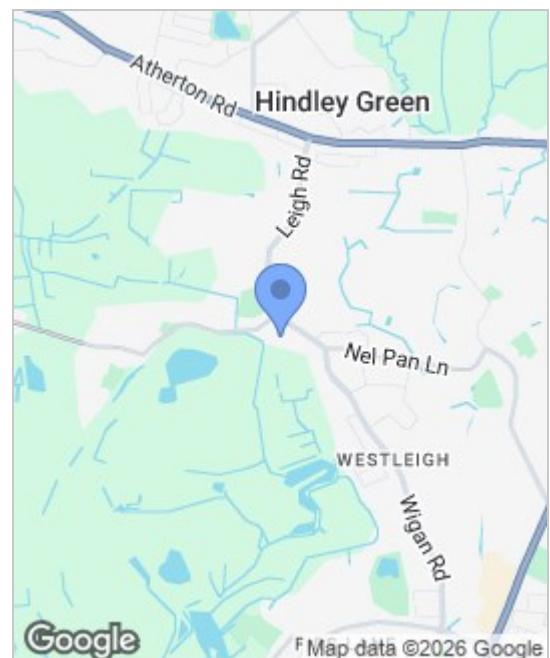
## Bedroom 2

## Bathroom

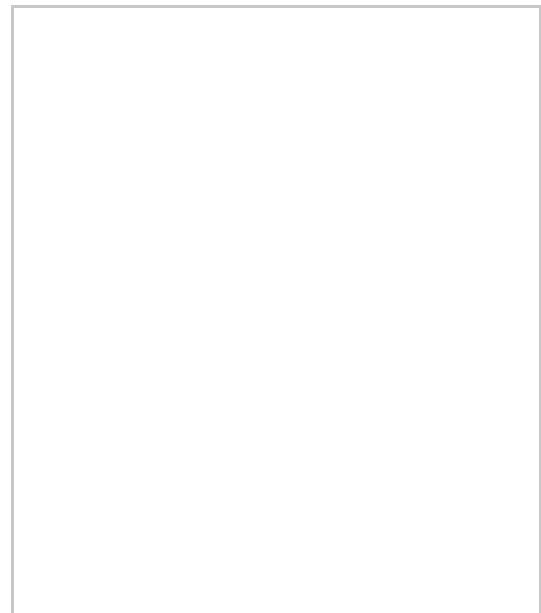
## EXTERNAL

## Allocated Parking

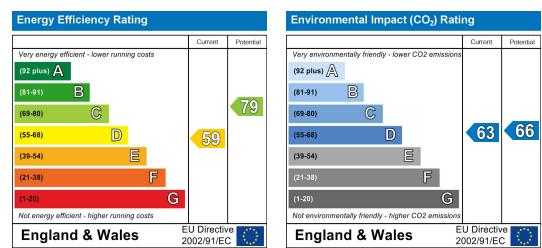
## Area Map



## 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 them as containing representations 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 in respect of the property.

Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX  
T 01942 494944 E [info@sapphirehomes.co.uk](mailto:info@sapphirehomes.co.uk) W [www.sapphirehomes.co.uk](http://www.sapphirehomes.co.uk) VAT 183 759 366

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