



86 Beech Hill Lane

Beech Hill, Wigan, WN6 7SB

Offers Over £145,000



Sapphire Homes are delighted to offer For Sale this 2 bedroom bay fronted mid terraced property offering excellent access to shops / amenities and Wigan Town Centre as well as being close to local schools and amenities. The property is of a well maintained presentation throughout making it perfect for a first time buyer wishing to get onto the property ladder or an investor seeking a home that would comfortably rent out. The accommodation briefly comprises of entrance hallway, lounge, separate dining / reception 2 and to the rear there is a modern fitted kitchen with access to the rear garden. To the first floor the landing area provides access to two well appointed bedrooms (with the master having the potential of being divided subject to works) and there is a family bathroom with three piece suite in white with large walk in shower. The property is warmed by Gas Central Heating and also benefits from a double glazing and a tasteful décor. Externally there is a low maintenance gardens to the front and the rear and there is rear gated access. Early internal viewing is highly recommended to appreciate in full. Offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

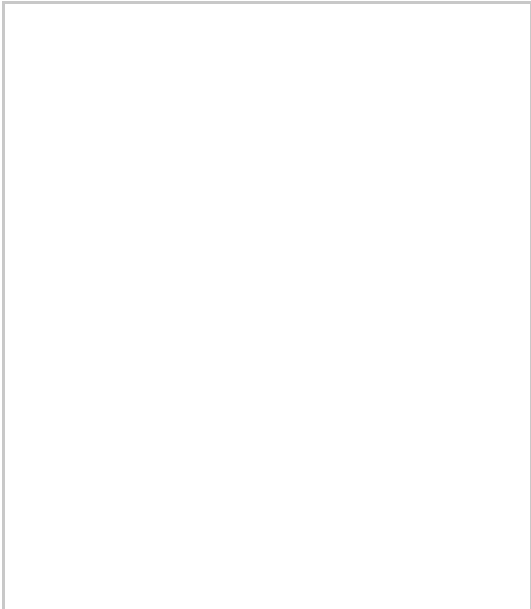
EXTERNAL

Rear Garden

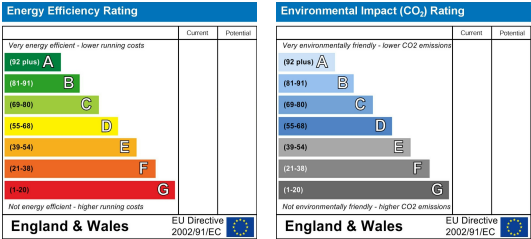
Area Map



Floor Plans



Energy Efficiency Graph



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