



192 Wigan Lower Road

Standish Lower Ground, Wigan, WN6 8JP

Offers In Excess Of £175,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented 3 bedroom 3 storey end mews townhouse located within a popular residential location that is close to local schools, amenities and transport links including the M6 Junction 27 being a short drive away. Positioned at the head of this quiet cul de sac the accommodation briefly comprises of entrance / hallway leading to W.C and to the rear elevation there is a modern fitted kitchen / diner with patio doors leading out to the rear garden. To the first floor the landing provides access to a generous living room, bedroom and bathroom with modern three piece shower suite in white. To the top floor, the property boasts another two double bedrooms and a further bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts a modern tasteful décor and UPVC double glazing throughout. The property also boasts over 7 years warranty remaining. Externally, the property has a well maintained garden to the rear with patio area, lawn, well stocked borders and perimeter fencing with gated rear access and access to the side elevation. To the front elevation there is off road parking for 2 vehicles, a low maintenance garden area and car port. The car port does offer potential for conversion which would allow the lounge to become a fourth bedroom subject to obtaining the necessary consents. Early internal viewing is a must to appreciate this wonderful home which is perfectly suited to couple / family.



GROUND FLOOR

Entrance / Hallway

W.C.

Kitchen / Diner

FIRST FLOOR

Landing

Lounge

Bathroom

Bedroom 2

SECOND FLOOR

Landing

Master Bedroom

Bedroom 3

Bathroom 2

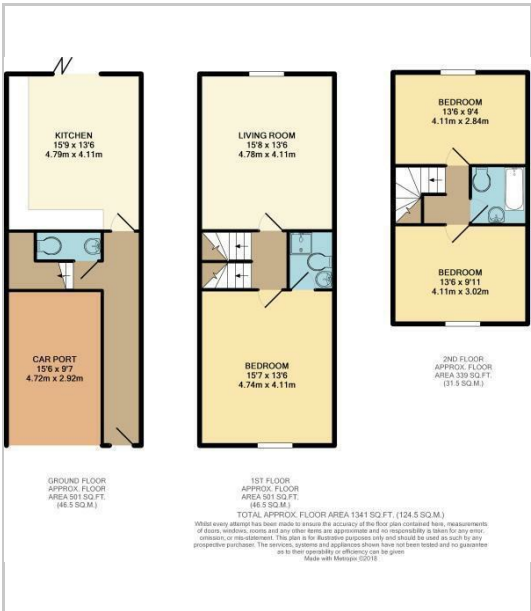
EXTERNAL

Rear Garden

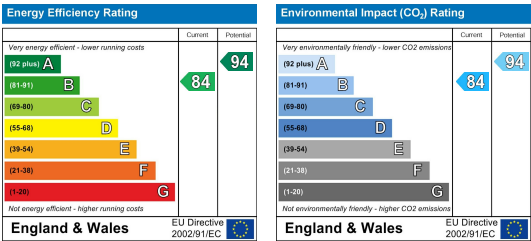
Area Map



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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty on behalf of the property.

