



## 49 Balcarres Avenue

Whelley, Wigan, WN1 3UX

**Price £170,000**



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this deceptively spacious and extended 3 bedroom semi detached dormer bungalow in popular residential location close to local schools, amenities and transport links as well as being a short walk to the Town Centre and Haigh Hall Plantations. In brief the accommodation comprises of an entrance / hallway, spacious lounge with fire and surround and through dining area, conservatory with access to the rear garden, fitted kitchen / diner and a large double bedroom and family bathroom with 3 piece suite and shower over bath. To the first floor the landing provides access to a further two double bedrooms with storage in eaves to both rooms. The property is warmed by Gas Central Heating and benefits from a neutral décor and UPVC double glazing. Externally the property boasts ample off road parking with driveway leading to a detached garage and there are large well maintained gardens to the front and rear with a private aspect to the rear. The property does require some modernisation throughout but offers huge potential and early internal viewings are a must to appreciate in full. No Upward Chain.



GROUND FLOOR

- Entrance / Hallway
  - Lounge / Diner
  - Conservatory
  - Kitchen / Diner
  - Bathroom
  - Bedroom 1
- FIRST FLOOR
- Landing
  - Bedroom 2
  - Bedroom 3
- EXTERNAL
- Rear Garden
  - Detached Garage

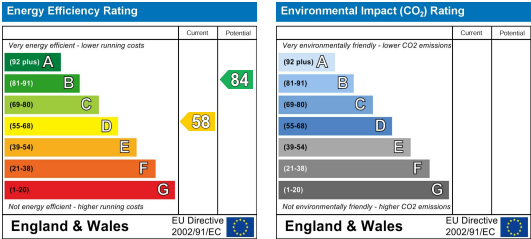
Area Map



Floor Plans



Energy Efficiency Graph



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