



## 4 Almond Grove

Worsley Hall, Wigan, WN5 9PE

**O.I.R.O £110,000**



Sapphire Homes are delighted to offer For Sale this 3 bedroom semi-detached home which would be perfect for either first time buyers looking to get on the property ladder or buy to let investors. In brief the accommodation comprises of entrance / hallway, living room, kitchen / dining room and to the rear is a hallway providing access to the rear garden and a downstairs family bathroom. To the first floor there are three well appointed bedrooms. The property is warmed by Gas Central Heating and benefits from Double Glazing but would benefit from a full refurbishment / modernisation but offers lots of potential. Externally, the property is on a good sized corner plot with lots of coverage to the front with potential for landscaping to create additional off road parking and there is also a small side and rear garden which offers potential for further landscaping to make it more family friendly and usable space. Internal viewing is highly recommended to appreciate in full and the property is offered to market with vacant possession and No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Inner Hallway

Bathroom

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

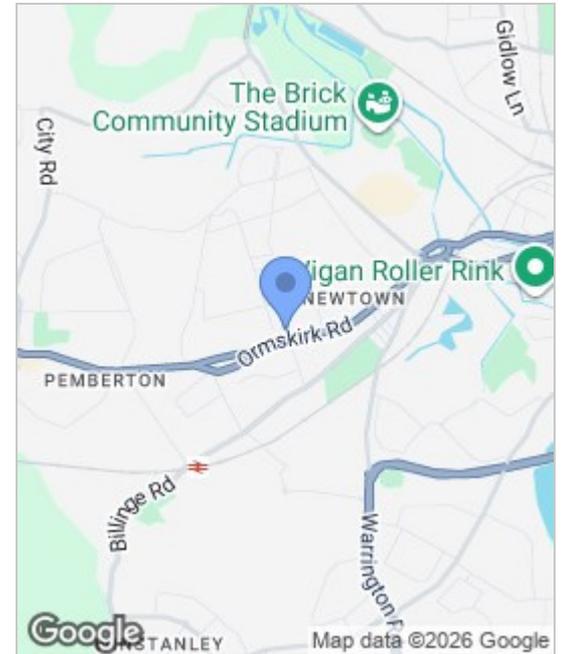
Bedroom 3

Bathroom

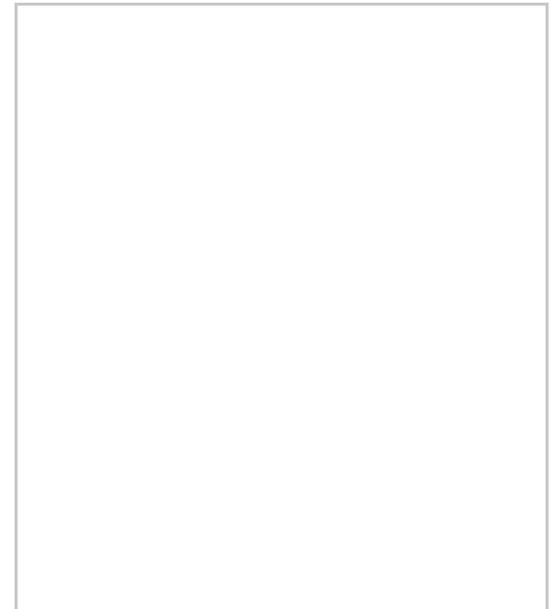
## EXTERNAL

Rear Garden / Side Garden

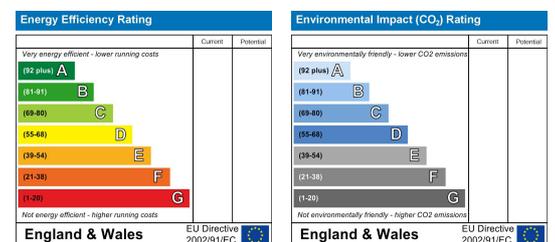
## Area Map



## Floor Plans



## Energy Efficiency Graph



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