55 The Green

Norley Hall, Wigan, WN5 9UB

Offers Over £150,000

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Sapphire Homes are delighted to offer For Sale this recently refurbished three bedroom semi detached property in a popular residential location which offers excellent value for money in today's market and an impressive square footage. The property would be ideal for a couple or family and is within close proximity to local schools, amenities & transport links including Junction 25 of the M6 or the M58, The accommodation briefly comprises of entrance / hallway, lounge and to the rear is an open plan modern fitted kitchen / diner with door to side elevation. To the first floor the landing provides access to three generous bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property also benefits from gas central heating, double glazing throughout and a modern décor. Externally, the property has low maintenance gardens which offers lots of potential for further landscaping and to the front elevation is mainly laid to lawn with pathway leading to house and also side outhouse which is is need of some repair. To the rear there is a small patio area, perimeter fencing, lawn and borders. Early internal viewings are a must to appreciate in full and the property is offered to market with No Upward Chain.

GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

FIRST FLOOR
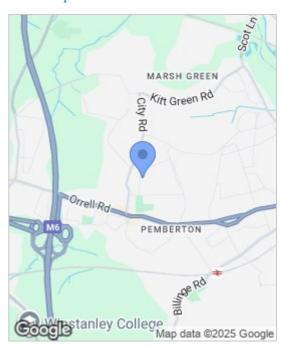
Landing

Bedroom 1

Bedroom 2

Bedroom

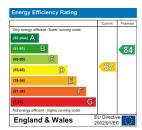**Bathroom**

EXTERNAL

Rear Garden

Outhouse

Area Map

Floor Plans

Energy Efficiency Graph