



## 1 Henry Park Street

, Wigan, WN1 3DA

**Price £120,000**



Sapphire Homes are delighted to offer For Sale this newly modernised and well presented two bedroomed end terraced house offering close proximity to local amenities, schools, transport links and also within walking distance of Wigan town centre. The property is wonderfully presented and finished to a high standard throughout with neutral décor and tastefully presented. The accommodation briefly comprises of entrance, lounge with fire and surround, spacious kitchen / dining room with brand new modern fitted kitchen and there is a small utility room to the rear with access door leading to the rear garden. To the first floor there are two generous bedrooms and a family bathroom with modern fitted 3 piece bathroom suite with shower over bath. The property is warmed by gas central heating and also benefits from double glazing and patio garden to the rear. Viewings highly recommended to appreciate this property in full. No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Reception 2 / Dining Room

Kitchen

## FIRST FLOOR

Landing

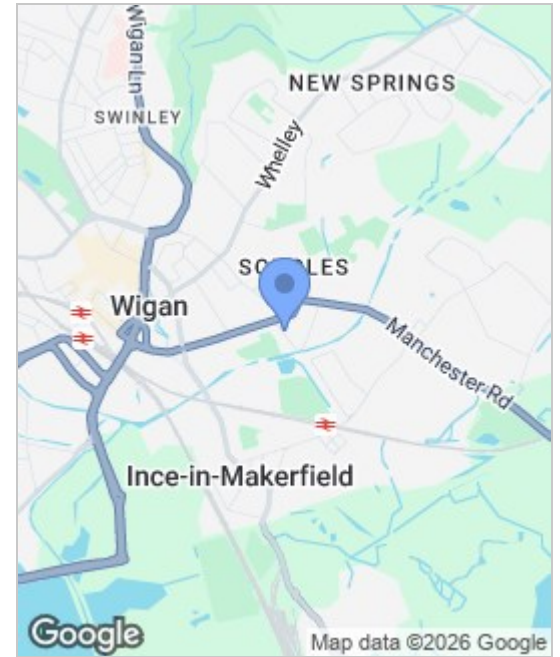
Master Bedroom

Bedroom 2

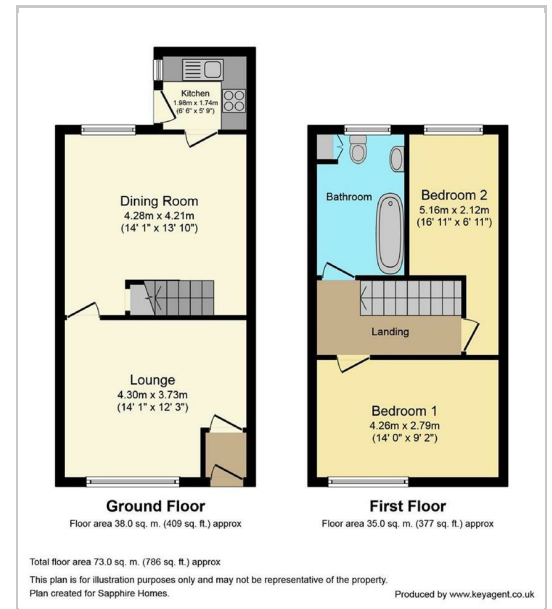
Bathroom

## EXTERNAL

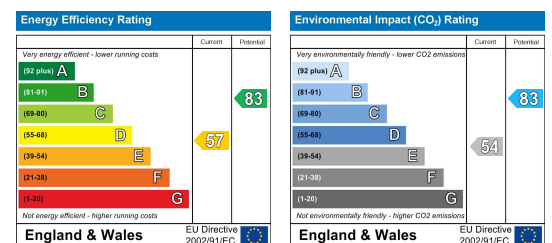
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in relation to the property.



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