



70 Ellesmere Road

Pemberton, Wigan, WN5 9LD

Offers In The Region Of £130,000



Sapphire Homes are pleased to offer For Sale this deceptively spacious 3 bedroom mid terraced home situated within a few miles of Wigan town centre and all town centre facilities as well as being a brief walk to the heart of Pemberton as well as being in close proximity to local school amenities and transport links. The accommodation briefly comprises of entrance / hallway leading to generous lounge, dining room / reception 2 and to the rear elevation is a separate fitted kitchen with door leading out to the rear garden. To the first floor the landing provides access to three spacious bedrooms and family bathroom with modern three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from double glazing throughout. Externally to the front and rear is a low maintenance garden and there is a patio style garden to the rear with rear gated access and detached double garage. The property would suit couple, family or buy to let investor and can be offered to market with vacant possession and No Upward Chain. Early internal viewings are highly recommended to appreciate the potential in full.



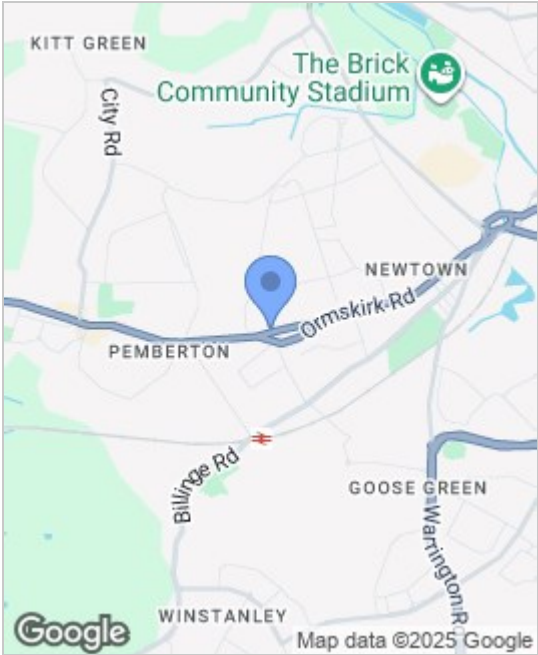
GROUND FLOOR

- Entrance / Hallway
- Lounge
- Reception 2 / Dining Room
- Kitchen

FIRST FLOOR

- Landing
 - Bedroom 1
 - Bedroom 2
 - Bedroom 3
 - Bathroom
- EXTERNAL
- Rear Garden
 - Detached Garage

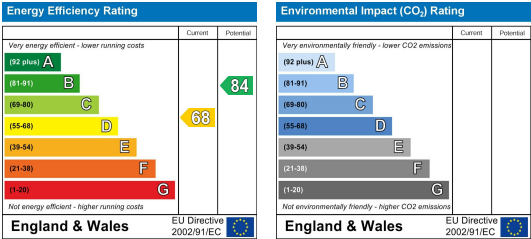
Area Map



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 them as a 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 in relation to this property.

