



1 Woodcourt

Poolstock, Wigan, WN3 5BZ

Price £260,000



Sapphire Homes are delighted to offer For Sale this well presented two bedroom extended detached true bungalow that is positioned on a generous corner plot in a quiet cul de sac in popular residential location and close to local schools, churches, amenities and transport links including a short walk to the town centre. The accommodation briefly comprises of entrance / hallway, generous lounge and to the rear elevation there is an extended modern fitted kitchen / diner with integrated appliance which also provides access to the rear garden and a porch area to the side elevation. The hallway also provides access to two well appointed bedrooms and there is a modern bathroom with recently installed three piece shower suite in white. The property is warmed by Gas Central heating all also boasts a modern decor and double glazing throughout. Externally the property boasts a sunny and private aspect to the rear elevation with established lawn, well stocked borders and driveway providing off road parking. To the front and side elevation there is a low maintenance garden but could also be adapted to offer further off road parking subject to planning. Early internal viewings are a must to truly appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Bedroom 1

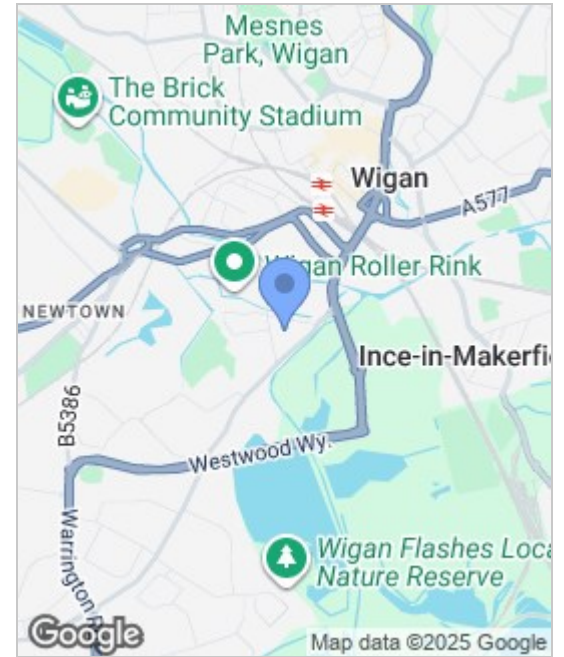
Bedroom 2

Bathroom

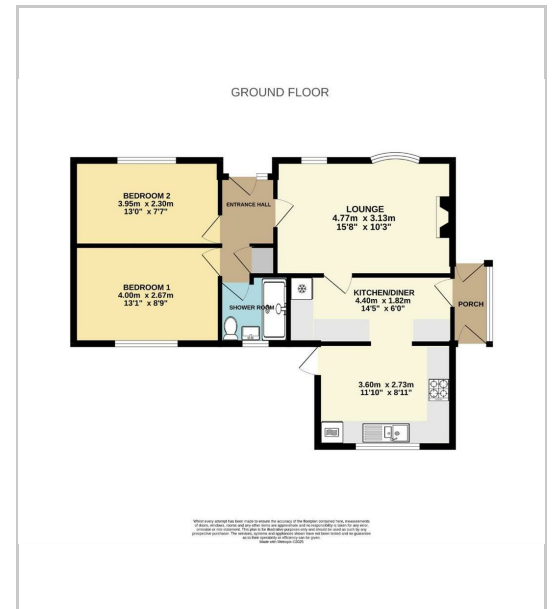
EXTERNAL

Rear Garden

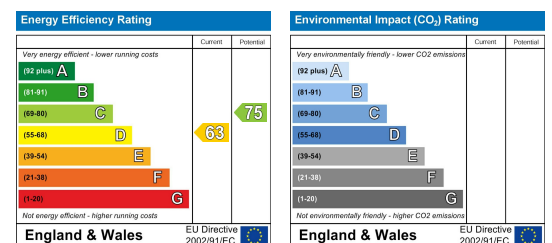
Area Map



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 this property.



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