# 14 Rose Avenue

## Beech Hill, Wigan, WN6 8QX

**Price £175,000**

2 1 1

Sapphire Homes are pleased to be in a position to offer For Sale this wonderfully presented and deceptively spacious 2 bedroom semi detached property in popular residential location and is close to both local amenities and transport links. The accommodation briefly comprises of entrance / hallway, spacious living area and generous dining / kitchen with a range of wall and base units with oven / hob and extractor with door providing access to the rear garden. To the first floor there are 2 good sized double bedrooms & bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and Double Glazing throughout. Externally there are low maintenance gardens to the front and rear with the front providing ample off road parking. Early internal viewing is highly recommended to appreciate this property in full. No Upward Chain.

## GROUND FLOOR

**Entrance / Hallway**

**Lounge**

**Kitchen / Diner**

## FIRST FLOOR

**Landing**

**Bedroom 1**

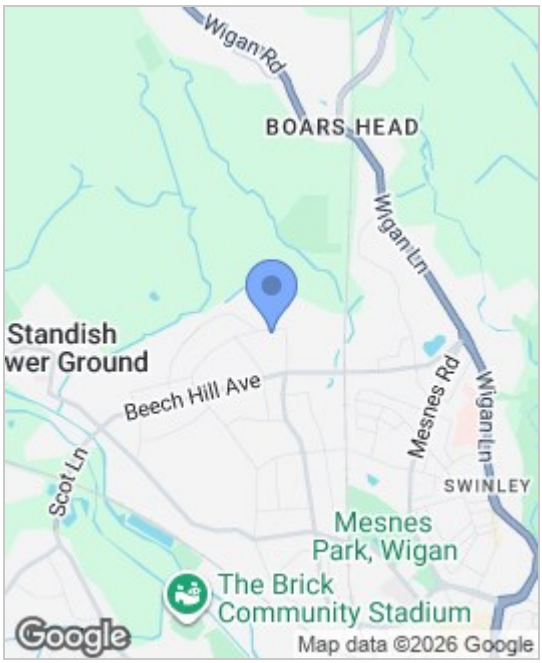
**Bedroom 2**

**Bathroom**

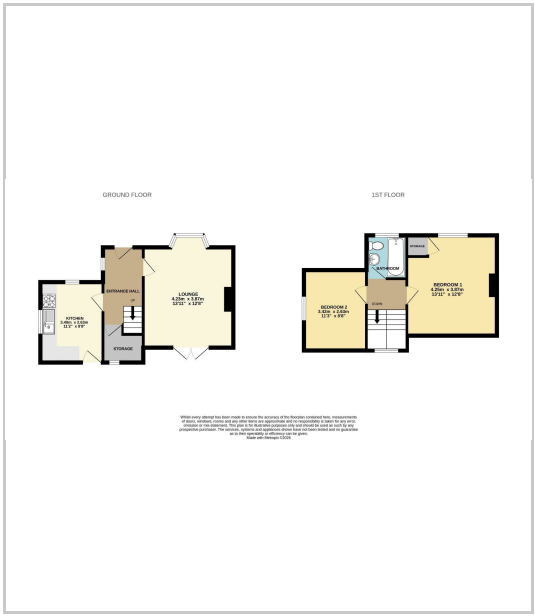
## EXTERNAL

**Rear Garden**

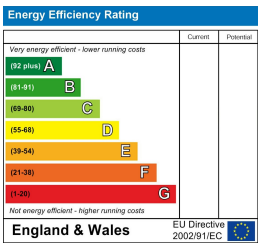
## Area Map

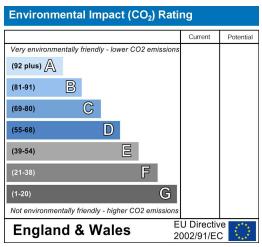



## Floor Plans




## Energy Efficiency Graph





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