



1 Rogerton Close

, Leigh, WN7 2BZ

O.I.R.O £135,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented 2 bedroom back to back semi detached that is presented to a well maintained standard throughout and is in a popular residential location that is close to excellent local schools, amenities and transport links including a short drive to the East Lancashire Road as well as the guided bus route. The accommodation briefly comprises of entrance / hallway, lounge / diner and separate fitted kitchen. To the first floor the landing provides access to two double bedrooms and bathroom with three piece suite with shower over bath. The property is warmed by gas central heating and also benefits from UPVC double glazing and a modern tasteful décor. Externally there is a garden area to the side elevation which offers lots of potential for landscaping and there is a driveway providing off road parking for 1 car. The property is perfect for 1st time buyer or investor and early viewing is a must to appreciate in full and the property is offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Vestibule

Lounge / Diner

Kitchen

FIRST FLOOR

Landing

Bedroom 1

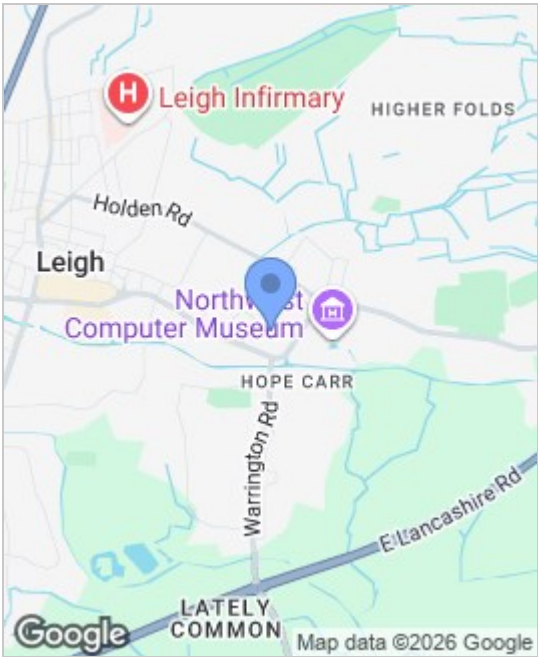
Bedroom 2

Bathroom

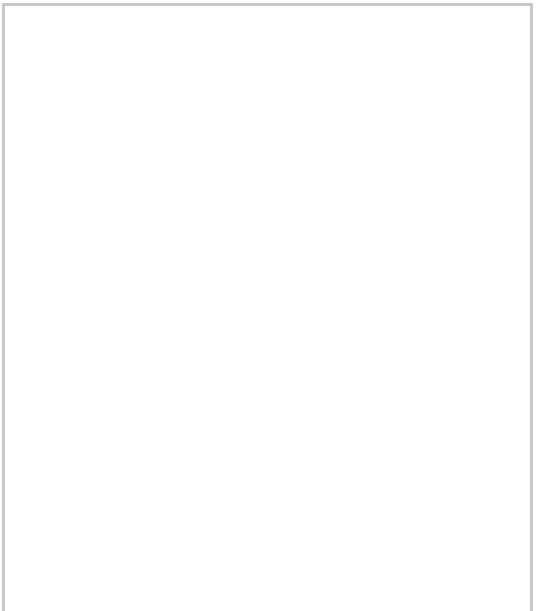
EXTERNAL

Garden

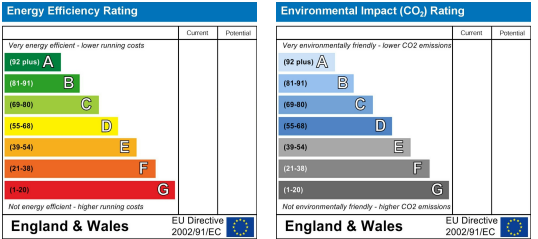
Area Map



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 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 the property.

