



## 2 Holborn Avenue

Poolstock, Wigan, WN3 5EG

**Offers In The Region Of £99,995**



Sapphire Homes are delighted to offer For Sale this two bedroom end quasi property. That is located in a popular residential location that is close to local schools, amenities and transport links as well as being within a short walk of Wigan town centre. The accommodation briefly comprises of entrance / hallway leading to good sized lounge with through dining / kitchen. To the first floor the landing provides access two good sized bedrooms and bathroom with three piece suite in white and shower over bath. The property is warmed by Gas Central Heating and benefits from a neutral decor and double glazing throughout. Externally there is a small garden to the front and there is ample off road parking to the side elevation. To the rear there is a low maintenance garden with patio and stoned area and enjoys a private outlook. Early internal viewing is highly recommended to appreciate in full. No Upward Chain.

**\*\*Please note\*\*** Images are taken from when tenant occupied in 2015.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bathroom

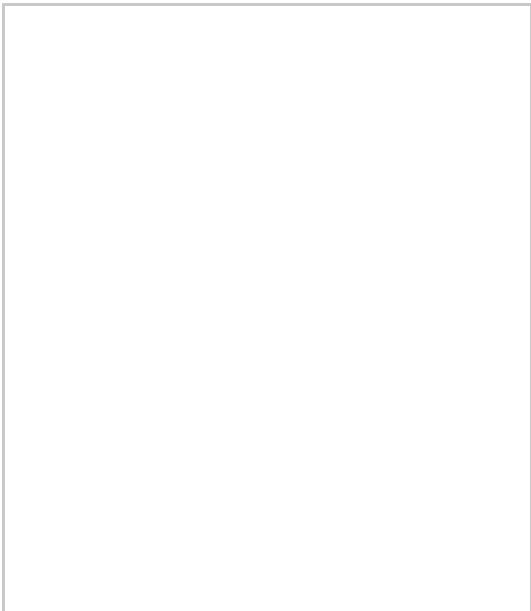
EXTERNAL

Rear Garden

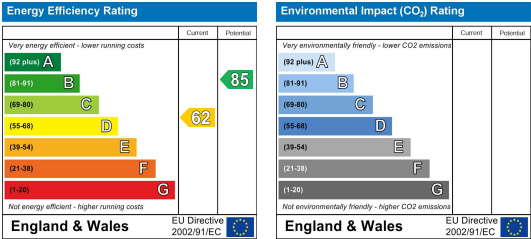
Area Map



Floor Plans



Energy Efficiency Graph



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