32 Harrow Road

Marsh Green, Wigan, WN5 0QL

Offers Over £165,000

3 1 1 D

Sapphire Homes are delighted to offer For Sale this newly refurbished three bedroom terraced property in a popular residential location which offers excellent value for money in today's market and an impressive square footage. The property would be ideal for a couple or family and is within close proximity to local schools, amenities & transport links including Junction 25 of the M6, The accommodation briefly comprises of entrance / hallway, front to rear lounge with French doors leading out to the rear garden and there is a brand new modern fitted kitchen / diner with door to front and rear elevation. To the first floor the landing provides access to three generous bedrooms with the master benefitting from fitted robes and a brand new family bathroom with modern two piece suite with shower over bath and there is a separate W.C. with integrated sink facility. The property is warmed by gas central heating with a new boiler and heating system and also benefits from double glazing throughout and a modern décor with newly plastered walls as well as a full electrical rewire as part of the refurbishment programme. Externally, the property has low maintenance gardens with off road parking to the front elevation along with lawn area, borders and perimeter fencing. To the rear the garden is stoned and low maintenance but offers lots of potential for additional landscaping. Early internal viewings are a must to appreciate in full and the property is offered to market with No Upward Chain.

GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

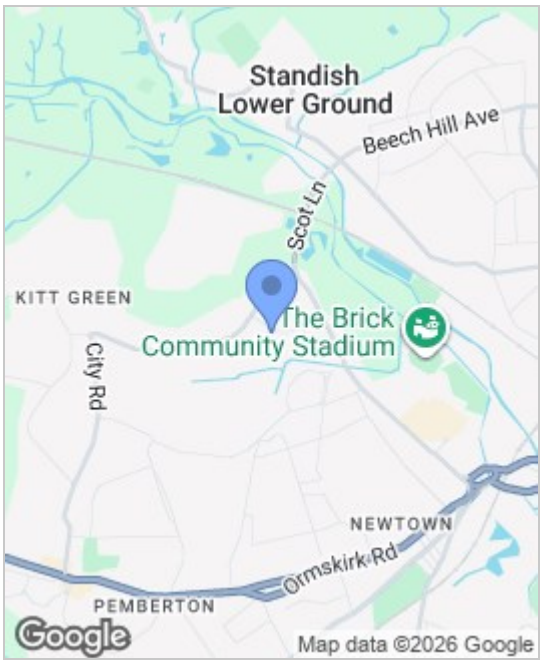
Bathroom

W.C.

EXTERNAL

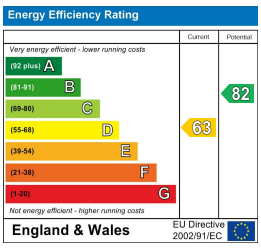
Rear Garden

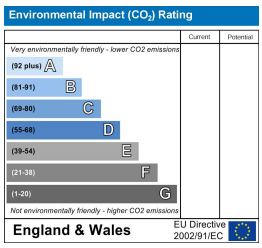
Area Map



Floor Plans

Energy Efficiency Graph





APPROVED CODE
TRADINGSTANDARDS.GOV.UK

The Property Ombudsman

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 statements or 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 respect of the property.

Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX
T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366