



## 6 Cromer Road

Goose Green, Wigan, WN3 6RH

Offers In The Region Of £154,995



\*\*\*PRICED TO SELL FOR MOTIVATED VENDOR\*\*\*Sapphire Homes are delighted to offer For Sale this well maintained three-bedroom semi-detached family home that offers well appointed living space and is located in a popular residential location that offers close proximity to local schools, amenities and transport links including the motorway and train networks for those requiring access to commuter links. In brief the accommodation comprises of a welcoming entrance / hallway that leads to the heart of the home with a living room and a further reception room / dining with a separate fitted kitchen which has a door providing access to the side elevation. To the first floor the landing provides access to three bedrooms and a family bathroom with wetroom showering facility. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing throughout. Whilst some cosmetic and internal modernisation may be required the property is bursting with appeal and potential for a family to make it their home. Externally to the front elevation there is the potential for off road parking with a lawn and well stocked borders and to the rear the garden enjoys a sunny aspect which is perfect for entertaining friends / family with a patio area, shed offering useful storage, perimeter fencing, established lawn and well stocked borders with gated access to the rear and side elevations. The property is offered to market with No Upward Chain and early internal viewings are highly recommended to appreciate the potential in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

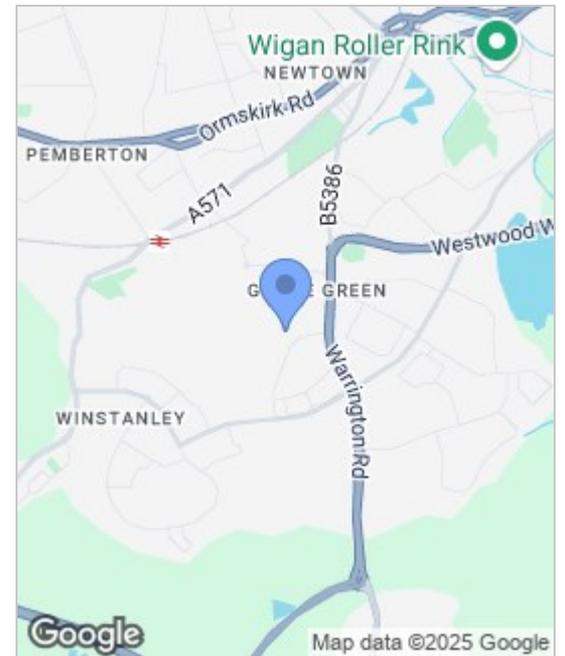
Bedroom 3

Bathroom

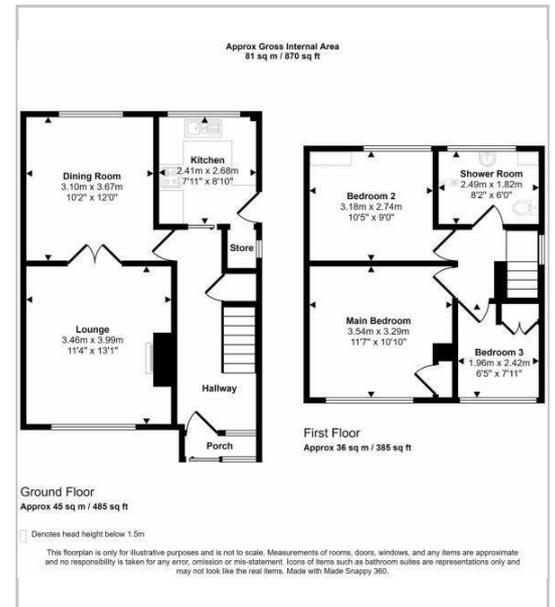
## EXTERNAL

Rear Garden

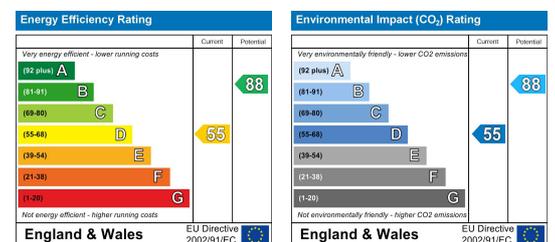
## Area Map



## 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 the property.



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