



## 74 Beech Hill Lane

Beech Hill, Wigan, WN6 7SB

Price £140,000



Sapphire Homes are delighted to offer For Sale this 3 bedroom mid terraced property offering excellent access to shops / amenities and Wigan Town Centre as well as being close to local schools and amenities. The property needs some modernisation which can be made over a period of time and making it perfect for a first time buyer wishing to get onto the property ladder or an investor seeking a home that would comfortably rent out. The accommodation briefly comprises of entrance hallway, lounge with fire and surround and to the rear elevation is a dining room / reception 2 which leads to a generous kitchen / diner with door providing access to the rear garden. To the first floor there is a landing area providing access to three well appointed bedrooms and a family bathroom with three piece suite with shower over bath. Externally there is a low maintenance gardens to the front and the rear is a patio garden with rear gated access. Additionally the property benefits from double glazing and gas central heating. Early internal viewing is highly recommended to appreciate the potential in full and the property is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

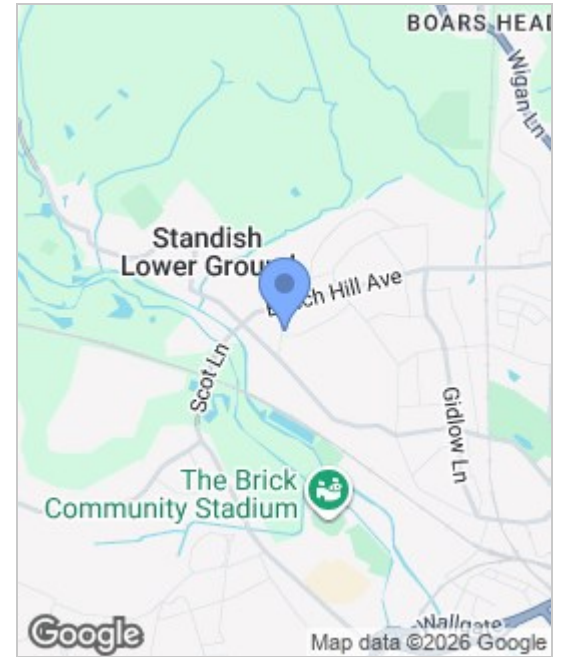
Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

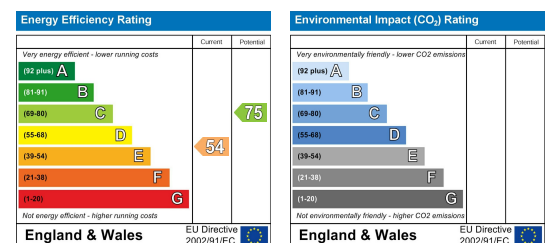
## Area Map



## 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.

