



## 1 Knowles Avenue

Goose Green, Wigan, WN3 6QY

**Price £135,000**



Sapphire Homes are delighted to be in a position to offer For Sale this wonderfully presented two bedroom end terraced house situated in the popular residential area of Goose Green and offering close proximity to local amenities, schools and transport links including a short drive to Junction 25 of the M6 Motorway. The accommodation briefly comprises of entrance / vestibule, generous lounge with modern fire and surround to the front elevation and to the rear there is a modern fitted kitchen / dining room with integrated appliances and door leading to the rear garden. To the first floor the landing provides access to two double bedrooms and there is a stunning family bathroom with three piece suite in white with shower over bath. The property also benefits from being warmed by gas central heating, has UPVC double glazing throughout as well as a modern and tasteful décor. Externally to the rear elevation there is a low maintenance garden with perimeter fencing, Indian stone patio and an artificial lawn. This property is suited to professional, couple or small family and early internal viewings are highly recommended to appreciate this property in full.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

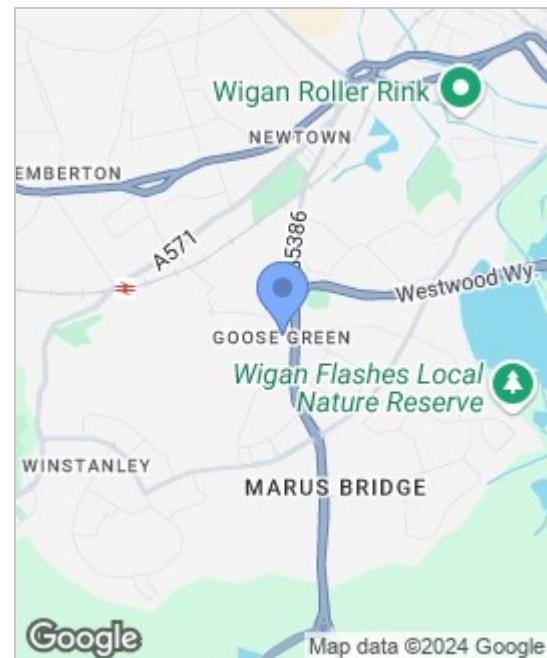
Bedroom 2

Bathroom

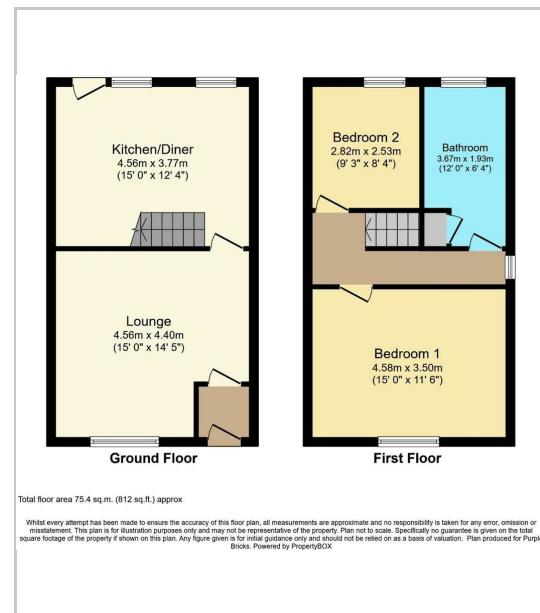
## EXTERNAL

Rear Garden

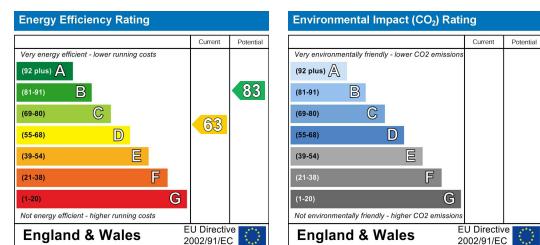
## Area Map



## 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 them as containing representations 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 respect of this property.

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

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