



## 44 Warrington Lane

, Wigan, WN1 3RT

**Offers Over £130,000**



Sapphire Homes are delighted to offer For Sale this well maintained and deceptively spacious 2 bedroom end terrace garden fronted property situated within easy reach of Wigan town centre, as well as being in close proximity to local schools, churches, amenities and transport links. In brief the accommodation comprises of a welcoming entrance / hallway leading to generous living room with through separate dining room / reception 2 and good sized modern fitted kitchen to the rear elevation with access to downstairs wet room with three piece shower suite. To the first floor the landing area provides access to the two good sized double bedrooms and bathroom with three piece suite in white with shower over bath. The house is warmed by Gas Central Heating and also benefits from a modern tasteful décor and Double Glazing. Externally there are small low maintenance gardens to the front and rear and early internal viewings are highly recommended to appreciate the potential on offer. No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

WC / Shower Room

## FIRST FLOOR

Landing

Master Bedroom

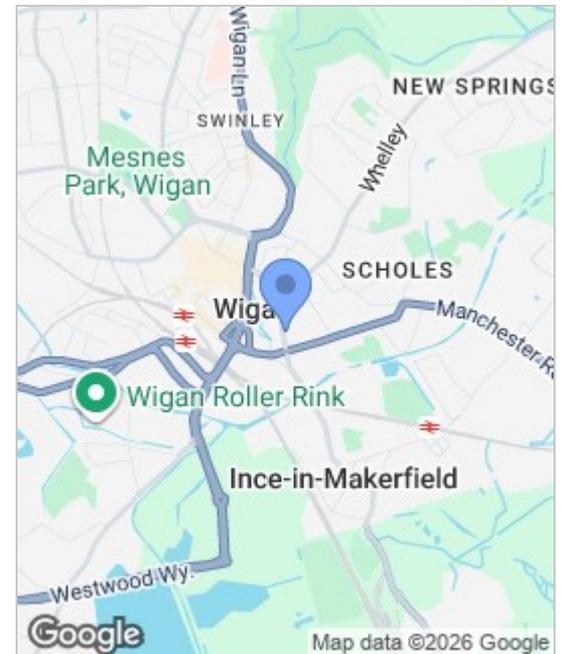
Bedroom 2

Bathroom

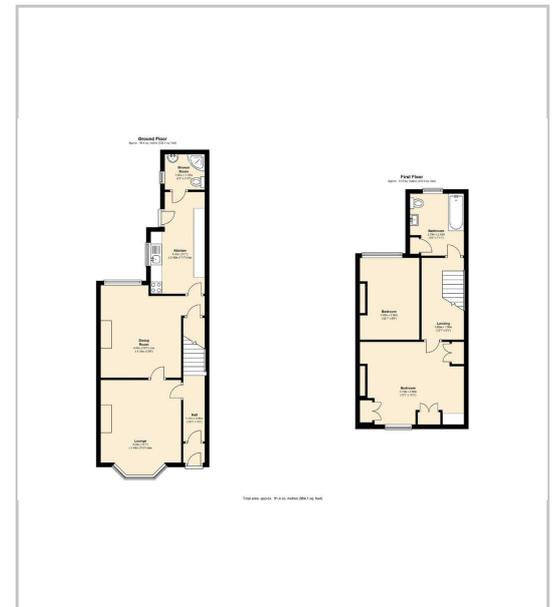
## EXTERNAL

Rear Garden

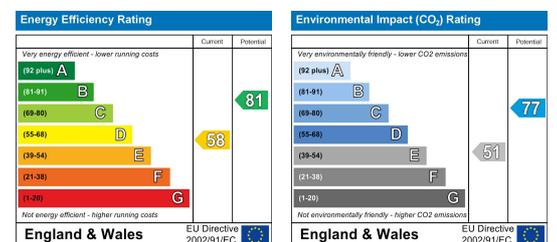
## Area Map



## 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 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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