



## 6 Miles Lane

Shevington, Wigan, WN6 8EB

**Offers In The Region Of £160,000**



Sapphire Homes are delighted to offer for sale this 3 bedroom semi detached property positioned only a short walk from Shevington Village and offers accessibility to all local shops, amenities, schools and transport links including the M6 Junction 27 and both Gathurst and Appley Bridge Train stations for those requiring commuter links. In brief the accommodation comprises of entrance / hallway, lounge and to rear there is a fitted kitchen with dining area and door leading to bathroom with shower / wet room capability and door leading to small lean to / utility room to the side elevation. To the first floor the landing provides access to three good sized double bedrooms but with some reconfiguration upstairs, the principal bathroom could be moved upstairs and still maintaining 3 bedrooms which would likely appeal to the current buyer. There is also the potential for an extension to the side and rear elevation subject to obtaining the relevant planning consents. The property is warmed by Gas Central Heating and also benefits from double glazing but does need some cosmetic modernisation throughout. Externally, the property enjoys a sunny and private aspect to the rear with a lawn area, patio area and perimeter fencing and to the front and side elevation there is a generous paved driveway providing ample off road parking. Early viewings are highly recommended to fully appreciate the accommodation on offer which is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Bathroom

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

## EXTERNAL

Rear Garden

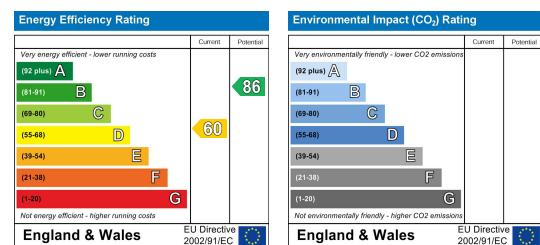
## Area Map



## 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.



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