



## 7 Colliery Meadow

, Wigan, WN6 7FY

**Price £245,000**



Sapphire Homes are delighted to offer For Sale this wonderfully presented 3 bedroom detached property that is presented to an excellent standard throughout and is located in a popular residential location that is close to local schools, amenities and transport links including a both the M6 and M58 for those requiring commuter links as well as being within walking distance of the town centre and both train stations. The accommodation briefly comprises of entrance / hallway, downstairs W.C, generous lounge and to the rear there is a modern fitted kitchen / dining area with French doors leading out to the rear garden. To the first floor the landing provides access to three well appointed bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by gas central heating and also benefits from UPVC double glazing and a modern tasteful décor throughout. Externally there is a low maintenance garden to the front elevation with off road parking and to the rear there is a lawn, perimeter fencing, patio area and well stocked borders. This property is perfectly suited to couple or small family and early internal viewings are highly recommended to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

W.C. 5'6" x 3'0" (1.69 x 0.93m)

Lounge 15'3" x 10'0" (4.66m x 3.07m)

Kitchen / Diner 13'7" x 7'10" (4.15m x 2.40m)

## FIRST FLOOR

Landing

Bedroom 1 16'10" x 9'2" (5.15m x 2.80m)

Bedroom 2 13'7" x 11'4" (4.15m x 3.47m)

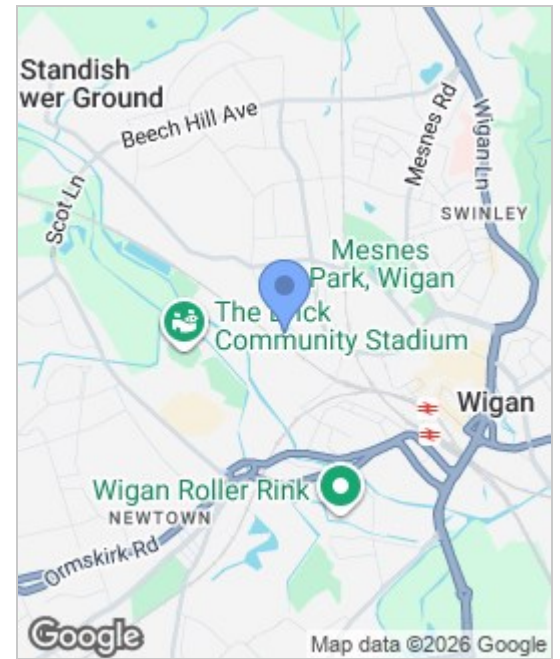
Bedroom 3 11'8" x 6'11" (3.58m x 2.11m)

Bathroom 6'5" x 6'1" (1.96m x 1.86m)

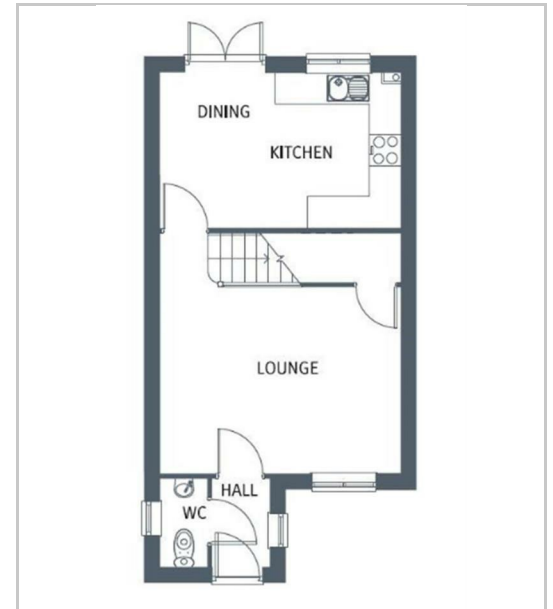
## EXTERNAL

Rear Garden

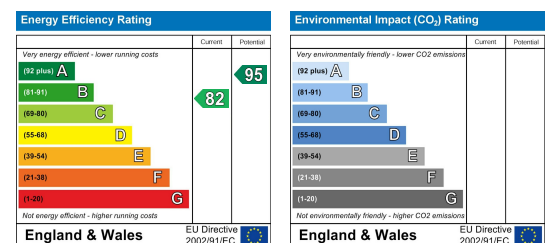
## Area Map



## Floor Plans



## Energy Efficiency Graph



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