



24 Wallace Lane

Whelley, Wigan, WN1 3XT

Offers Over £145,000



Sapphire Homes are delighted to offer For Sale this deceptively spacious and well maintained 3 bedroom end terraced home that is located in a popular residential area in Whelley and offers close proximity to local schools, amenities and transport links as well as being a short walk from the Town Centre and Haigh Hall Plantations for those who enjoy scenic walks. In brief the accommodation comprises of a welcoming entrance hallway, reception 2 / dining room, generous lounge and to the rear elevation is a modern fitted kitchen with access to the rear garden and there is a ground floor bathroom with three piece suite in white with shower over bath. To the first floor the landing area gives access to three well appointed bedrooms with one currently utilised as a walk in robe area and there is a family bathroom with three piece suite in white. The property has been well maintained and offers well appointed living space making it perfect for a growing family. The property is warmed by Gas Central Heating and also boasts a tasteful décor and UPVC double glazing throughout. Externally to the front elevation the property is pavement fronted and to the rear there is a low maintenance patio garden with rear access. The property is perfectly suited to a couple or family and early internal viewing is a must to appreciate in full. No Upward Chain.



## Rear Garden

[illegible]

**Energy Efficiency Rating**

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - lower running costs

Current: 56 Potential: 73

EU Directive 2010/31/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 56 Potential: 73

EU Directive 2010/26/EC

**England & Wales**



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 this property.

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

Specialists in Sales, Lettings & Property Investments