



## 35 Diggle Street

, Wigan, WN6 7LR

**Offers Over £135,000**



Sapphire Homes are delighted to be in a position to offer For Sale this well presented two bedroom pavement fronted mid terraced property that is situated close to Wigan town centre as well as a local park, schools, amenities and transport links and Mesnes Park is also less than a 10 minute walk from the property. The accommodation briefly comprises of entrance / vestibule leading to a spacious lounge, reception 2 / dining room and to the rear elevation is a good sized fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to two generous sized bedrooms and a family bathroom with three piece shower suite. The property is warmed by Gas Central Heating and is fitted with double glazing throughout and whilst some cosmetic modernisation would be beneficial the property offers lots of potential. Eternally the property is pavement fronted and to the rear the garden enjoys a sunny aspect and offers lots of potential for further landscaping as it is mainly paved with perimeter fencing and rear gated access but offers potential for someone to remodel the garden. This property would suit first time buyer or buy to let investor and early internal viewings are highly recommended to appreciate in full. Offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

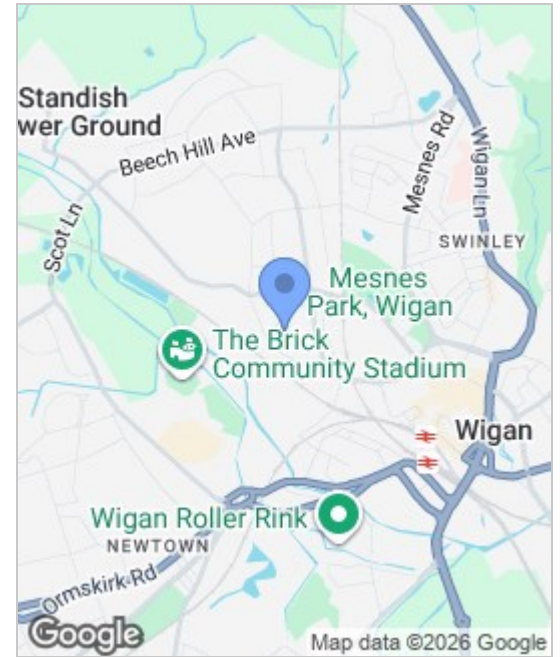
Bedroom 2

Bathroom

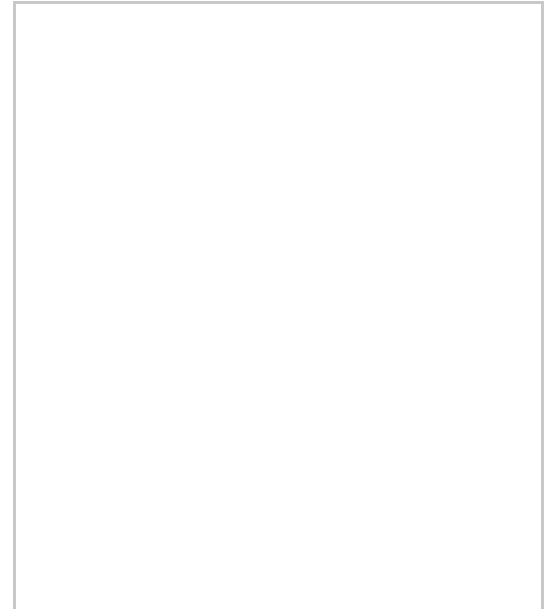
## EXTERNAL

Rear Garden

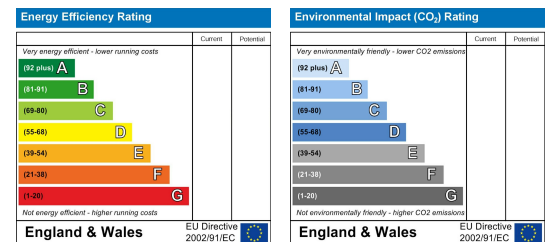
## Area Map



## 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 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 on or behalf of the property.

