



## 41 Rose Avenue

Beech Hill, Wigan, WN6 8QX

Price **£175,000**



It is with great pleasure that we are in a position to offer For Sale this well maintained 3 bedroom mid terraced property in popular residential location that is close to local amenities, schools and transport links and is perfectly suited for a couple or family. The property briefly comprises of entrance / hallway, lounge, fitted kitchen / dining area and to the rear elevation there are two conservatories with one accessible from the lounge area and one accessed from the kitchen which both lead out to the rear garden. To the first floor the landing provides access to 3 good sized bedrooms which all benefit from fitted robes and there is a family bathroom with modern three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from Double Glazing throughout and a tasteful décor. Externally there is off road parking to the front elevation and to the rear the garden enjoys a sunny aspect with patio area, established lawn, perimeter fencing, well stocked borders and shed offering useful storage. Early internal viewings are highly recommended to appreciate in full and the property is offered to market with vacant possession and No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Conservatory 1

Conservatory 2

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

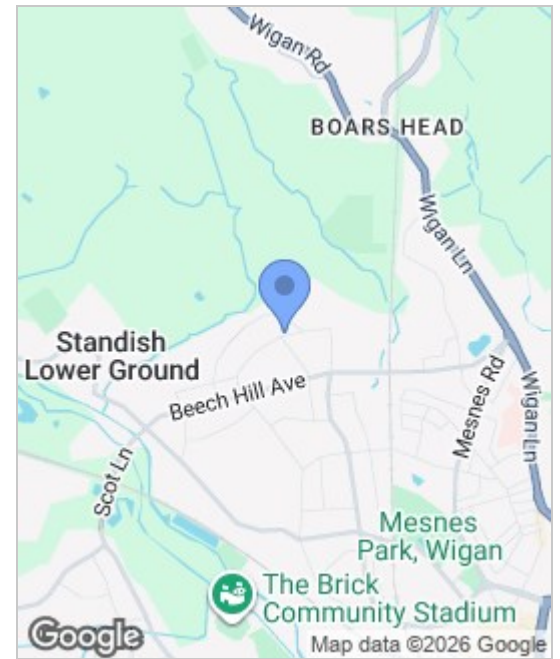
Bedroom 3

Bathroom

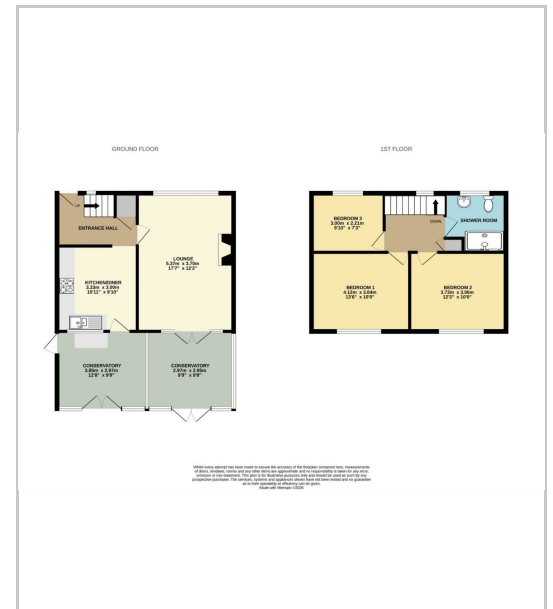
## EXTERNAL

Rear Garden

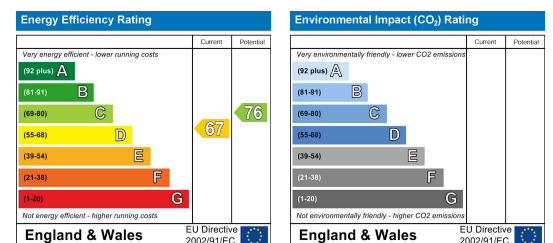
## Area Map



## 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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