



3 Chapel Fields Lane

Hindley, Wigan, WN2 3QS

Offers In The Region Of £139,995



Sapphire Homes are delighted to offer For Sale this spacious two bedroom mid terraced property which would be perfect for a first time buyer looking to get on the property ladder or an investor looking for a rental opportunity. The property is situated in a popular residential location that is ideally situated for local schools, shops and amenities and briefly comprising of entrance / vestibule, lounge and to the rear elevation is a kitchen / diner with access to the rear garden. To the first floor the landing provides access to two well appointed bedrooms and a family bathroom with three piece suite in white and shower over bath. There are also steps access from the master bedroom to a generous loft room with two small rooms and one currently used as an office space and there is a velux window providing natural light. The property is warmed by gas central heating and also benefits from UPVC double glazing and a neutral decor throughout. Externally, to the front elevation there is off road parking for one vehicle and to the rear there is a small decking area, patio, perimeter fencing, well stocked borders and rear gated access. The property offers lots of potential and early internal viewings are highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge 15'10" x 11'6" (4.85m x 3.51m)

Kitchen / Diner 18'4" x 10'0" (5.61m x 3.07m)

FIRST FLOOR

Landing

Bedroom 1 16'0" x 11'5" (4.90m x 3.48m)

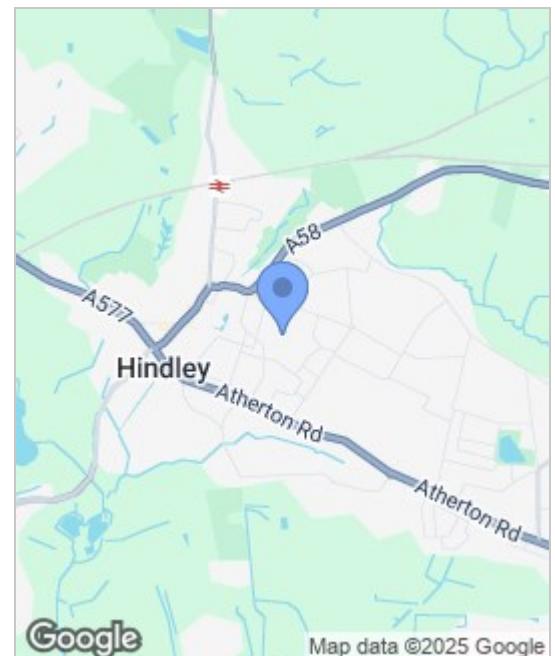
Bedroom 2 11'5" x 10'0" (3.48m x 3.07m)

Bathroom

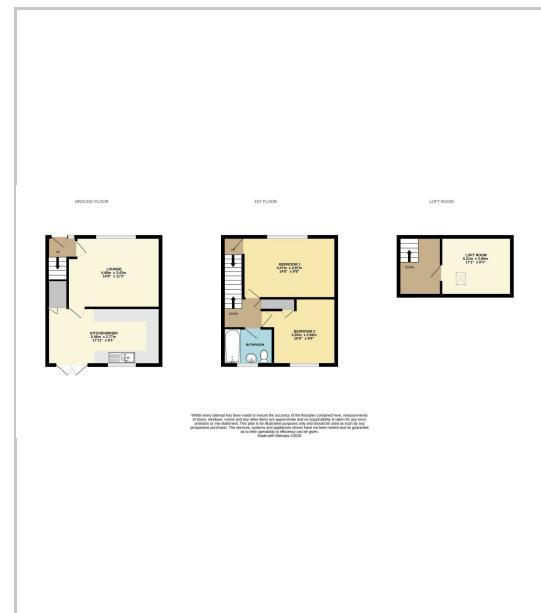
SECOND FLOOR

Loft Room / Office Space / Storage 16'11" x 8'3" (5.18m x 2.54m)

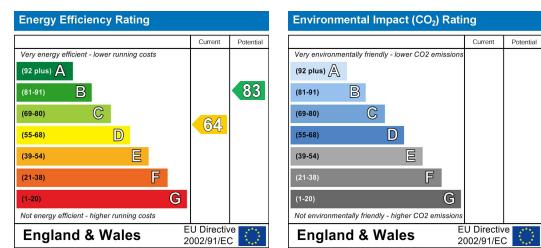
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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