

96 Forge Street

Ince, Wigan, WN1 3DX

Price £115,000

3 1 1 C

Sapphire Homes are delighted to offer For Sale this 3 bedroom mid terrace pavement fronted property situated within easy reach of Wigan town centre, as well as being in close proximity to local schools, churches, amenities and transport links. The accommodation briefly comprises of entrance / hallway leading to living room and to rear elevation is a fitted kitchen with door leading out to rear garden and there is access to the downstairs family bathroom which is a three piece suite in white with shower over bath. To the first floor the landing area provides access to three well apppinted bedrooms. The house is warmed by Gas Central Heating and does benefit from Double Glazing but would require some cosmetic modernisation throughout. Externally to the rear is a patio, lawn areas and perimeter fencing with rear gated access. Early internal viewing is highly recommended to appreciate the potential on offer and the property is perfectly suited for investor or first time buyer. No Upward Chain.







GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Bathroom

FIRST FLOOR

Landing

Bedroom 1

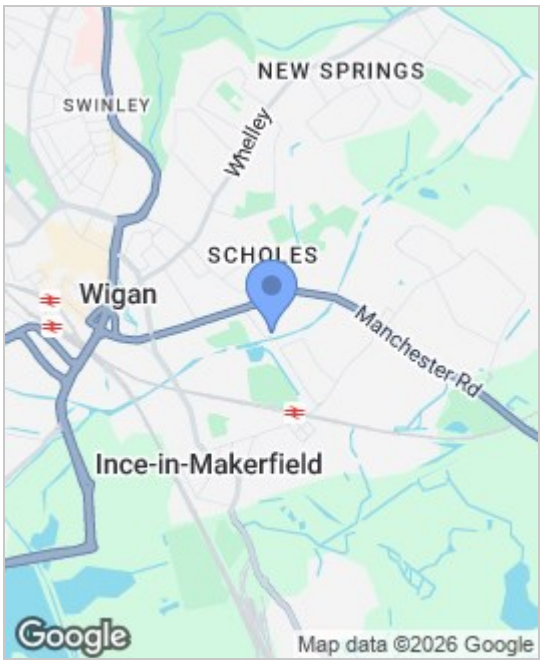
Bedroom 2

Bedroom 3

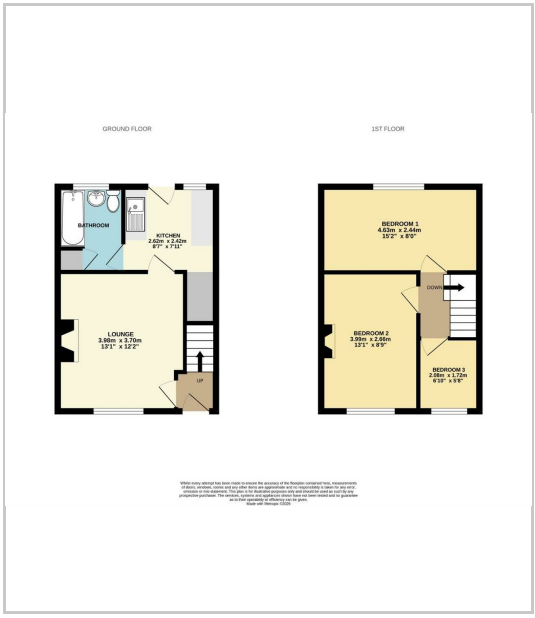
EXTERNAL

Rear Garden

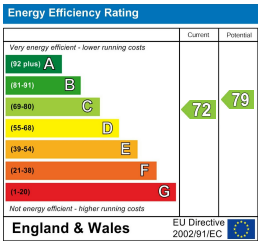
Area Map

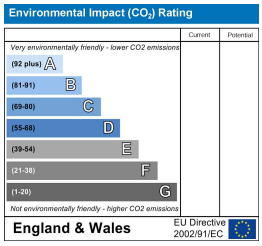


Floor Plans



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 them as statements of representation 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.

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