



## 20 Sudbury Close

Hawkey Hall, Wigan, WN3 5PN

**Offers Over £135,000**



Sapphire Homes are delighted to offer For Sale this well presented 2 bedroom mid town house property situated on the outskirts of Wigan in a highly sought after area close to local amenities and transport links.

The accommodation has had a single storey extension to the rear and briefly comprises of lounge and generous kitchen with integral appliances and dining area to the rear elevation with patio doors leading to a private rear garden. To the first floor there are 2 double bedrooms with the master benefitting from fitted robes and a family bathroom with three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from a tasteful decor throughout and Double Glazing. The house is very well presented throughout and would suit, professional, couple or small family. Early internal viewings are highly recommended to appreciate in full. The property is available with no onward chain.



GROUND FLOOR

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

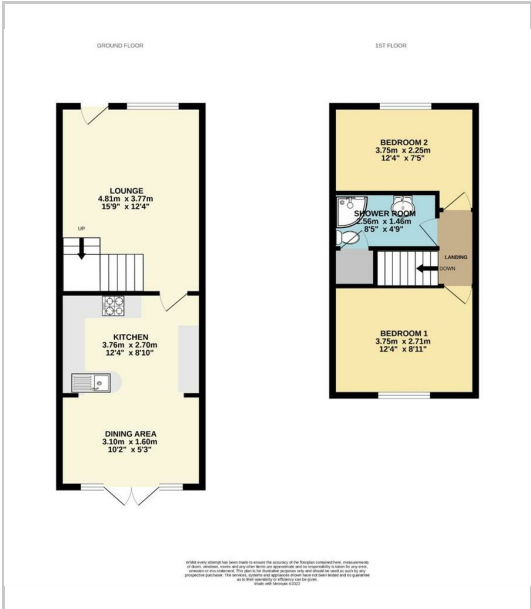
EXTERNAL

Rear Garden

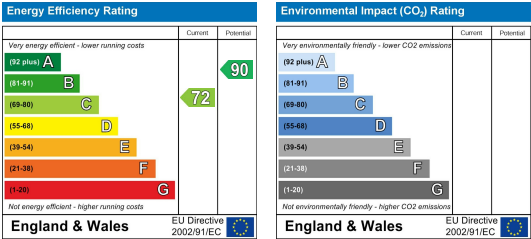
Area Map



Floor Plans



Energy Efficiency Graph



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