

11 Clap Gate Lane

, Wigan, WN3 6RN

Price £125,000

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Sapphire Homes are delighted to be in a position to offer For Sale this well maintained three bedroom mid terraced house situated in the popular residential area of Goose Green and offering close proximity to local amenities, schools and transport links including a short drive to Junction 25 of the M6 Motorway. The accommodation briefly comprises of entrance / hallway, generous lounge to the front elevation, fitted kitchen with door leading to the rear garden and there is a dining room which has dual access to the kitchen or living room. To the first floor the landing provides access to three good sized bedrooms and family bathroom with three piece suite with shower over bath. The property also benefits from being warmed by gas central heating, double glazing and low maintenance gardens to the front and rear. This property is suited to couple or family and early internal viewings are highly recommended to appreciate this property in full. No Upward Chain.







GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Dining Room / Reception 2

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

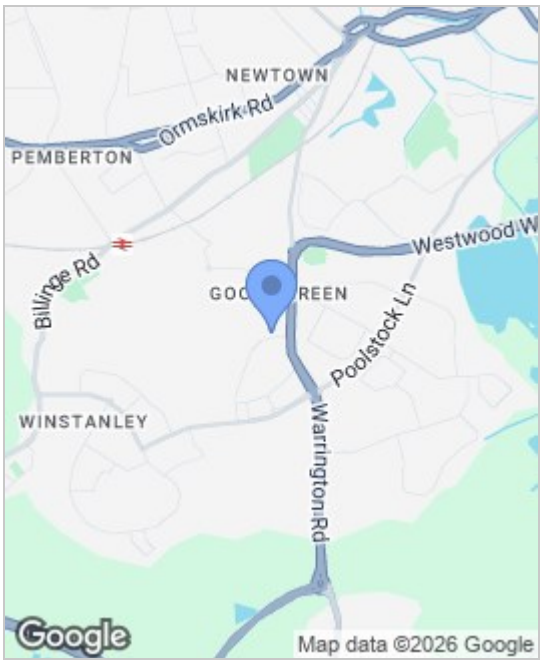
Bedroom 3

Bathroom

EXTERNAL

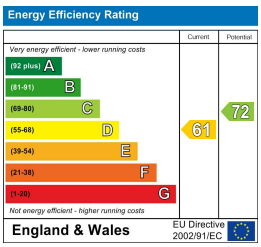
Rear Garden

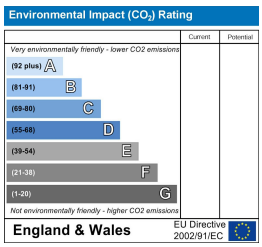
Area Map



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 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.

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