



Cecil Street, Scholes, Wigan, WN1 3JL

Price £75,000

Sapphire Homes are delighted to offer For Sale this competitively priced and well presented two bedroomed mid terraced house offering close proximity to local amenities, schools, transport links and also within walking distance of Wigan town centre. The property is tastefully presented throughout with neutral decor and also benefits from double glazing and gas central heating. The accommodation briefly comprises entrance / hallway, lounge with modern fire and surround, dining room / reception 2 with open access to kitchen area. To the first floor there are two generous bedrooms and family bathroom/wc with three piece suite in white and shower over bath. Externally the property has a small patio garden to the front and rear. Internal viewings highly recommended to appreciate this property in full. Perfect for professional, couple, first time buyer or investor and is offered to market with No Upward Chain!



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GROUND FLOOR

Entrance / Hallway

Central heating radiator, centre light and coving to ceiling.

Lounge 4.34m x 3.53m (14'3" x 11'7")

Gas fire with surround. Double glazed bay window to front elevation and dado rail, centre light, carpeted flooring, Central heating radiator and meter cupboard housing gas meter.

Reception 2 4.62m x 4.47m (15'2" x 14'8")

Under stairs storage, double glazed window to the rear elevation, centre light, carpeted flooring, gas central heating radiator. Open plan to :-

Kitchen 2.49m x 2.03m (8'2" x 6'8")

Fitted with a range of wall and base units and a gas cooker point. Single sink unit with mixer tap over and boiler housed in cupboard. Centre light. Vinyl flooring. Upvc double glazed door leading to rear garden and window to side elevation.



FIRST FLOOR

Landing

Master Bedroom

Double glazed window to the front elevation, centre light, central heating radiator, carpeted flooring.

Bedroom 2 3.71m x 3.38m (12'2" x 9'10")

Double glazed window to the rear elevation, centre light, central heating radiator, carpeted flooring.

Bathroom

Three piece suite comprising of a low flush WC, pedestal hand wash basin and panel bath with shower over bath. Part tiled walls, double glazed window to the rear elevation and airing cupboard. Central heating radiator and loft access, centre light, vinyl flooring.



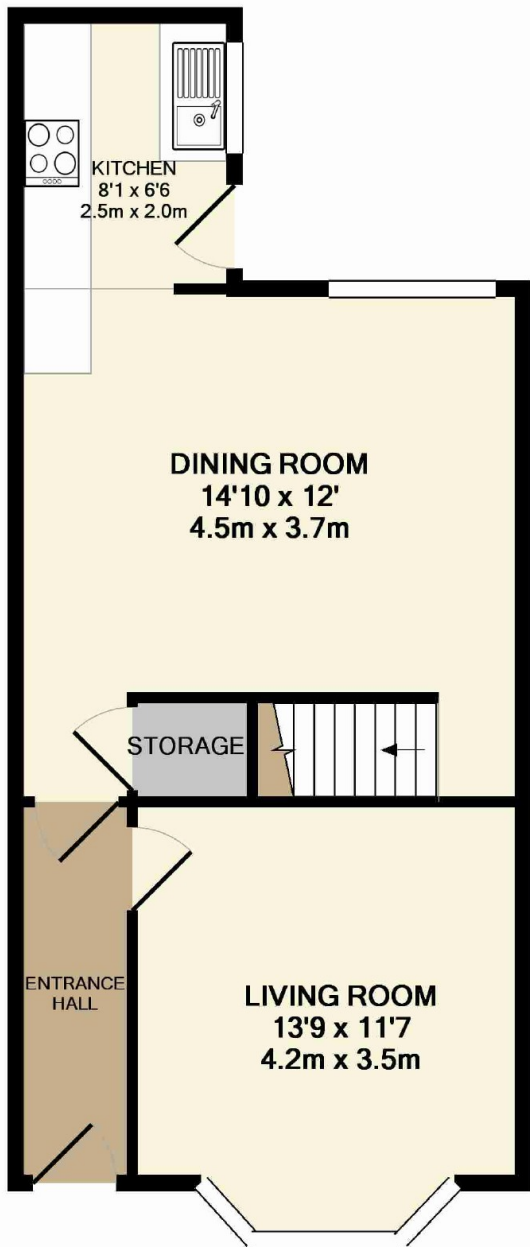
EXTERNAL

Front paved garden with brick wall perimeter and gated access.

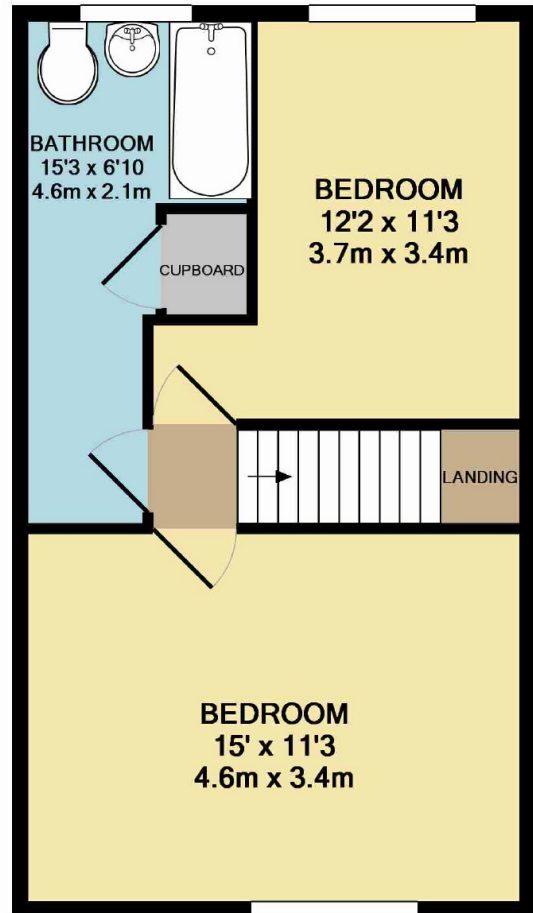
Rear Garden

Yard to rear is paved with walled boundaries and gated access.

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GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 69 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 69 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |