



## 55 Beech Hill Lane

Beech Hill, Wigan, WN6 7SD

Price £95,000



Sapphire Homes are delighted to offer For Sale this deceptively spacious 3 bedroom bay fronted mid terraced offering excellent access to shops / amenities and Wigan Town Centre as well as being close to local schools and amenities. The property is clean and well presented throughout with areas where modernisation can be made over a period of time and making it perfect for a first time buyer wishing to get onto the property ladder or an investor seeking a home that would comfortably rent out. The accommodation briefly comprises of entrance hallway, lounge, dining room / reception 2, modern fitted kitchen and utility room / W.C. to the rear elevation. To the first floor there is a landing area providing access to three generous sized bedrooms and a family bathroom with modern three piece shower suite in white with large walk in shower. Externally there is a low maintenance gardens to the front and the rear is a yard area with rear gated access. Additionally the property benefits from upvc double glazing, gas central heating and a tasteful decor throughout. Internal viewing is highly recommended to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

W.C. / Utility Room

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

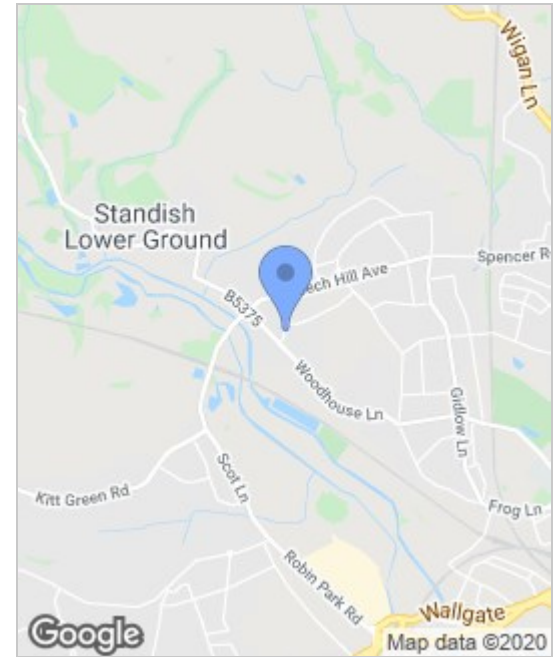
Bedroom 3

Bathroom

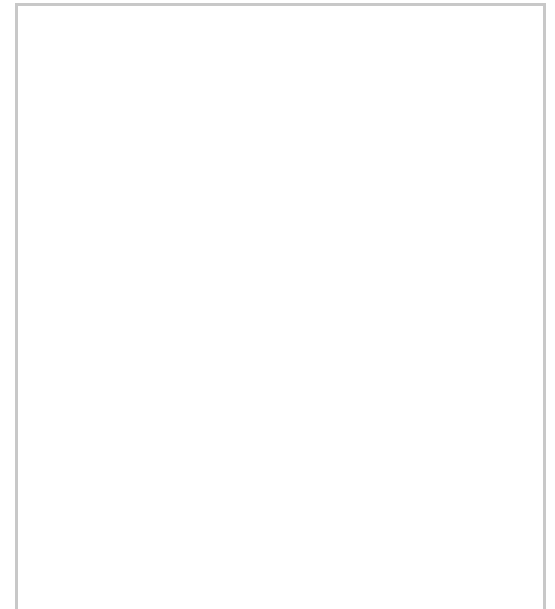
## EXTERNAL

Rear Garden

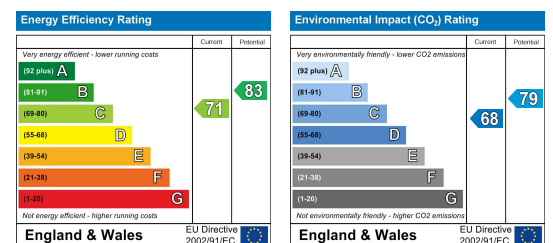
## Area Map



## 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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.

