

14 Simpkin Street

Abram, Wigan, WN2 5QD

£180,000

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Sapphire Homes are delighted to offer For Sale this deceptively spacious 3 bedroom semi detached dormer bungalow located in a popular residential location that is close to local schools, amenities and transport links and is perfect for a couple or family. In brief the accommodation comprises of a welcoming entrance / hallway, lounge, dining room / reception 2 with stairs leading to the first floor accommodation and there is a fitted kitchen / diner with door leading to the rear garden. There is also a bedroom and a family bathroom which completes the ground floor accommodation. To the first floor there are two generous double bedrooms with one offering a walk in robe or office area and there is a separate W.C. The property is warmed by Gas Central Heating and whilst it boasts double glazing it does require modernisation and updating throughout. Externally there is a driveway offering ample off road parking which leads to a detached garage and to the front and rear gardens both offer excellent potential for additional landscaping. The property is offered to market with No Upward Chain and early internal viewings are a must to appreciate in full.







GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

Bathroom

Bedroom 3

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

EXTERNAL

Rear Garden

Detached Garage

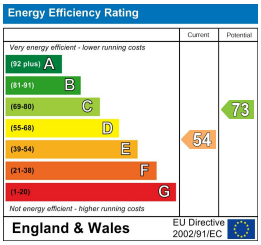
Area Map

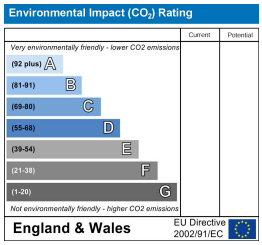


Floor Plans



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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