



## Coppice Drive, Hawkley Hall, Wigan, WN3 5QS

**Offers over £105,000**

Sapphire Homes are delighted to offer For Sale this two bedroom semi detached bungalow situated in a popular residential location and close to local schools, churches, amenities and transport links including a short walk to local supermarkets. The accommodation briefly comprises of entrance / hallway, lounge with fire and surround, fitted kitchen / diner to the rear elevation, two good sized bedrooms with the master bedroom having fitted robes and bathroom with three piece suite. The property is in need of some cosmetic modernisation and also requires gas central heating. There is also loft access offering extra storage. Externally there is a low maintenance gardens to the front with lawn, borders and brick wall and off road parking with driveway and new side fencing leading to the detached garage. To the rear is private garden with lawn, patio area and perimeter fencing. Early Internal viewings are recommended to appreciate in full. Offered with No Upward Chain.



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## GROUND FLOOR

Entrance / Hallway

Lounge 4.41m x 3.41m (14'6" x 11'2")

Inner Hallway 1.97m x 1.31m (6'6" x 4'4")

Kitchen 3.11m x 2.42m (10'2" x 7'11")

Bedroom 1 3.58m x 3.06m (11'9" x 10'0")

Bedroom 2 2.74m x 2.42m (9'0" x 7'11")

Bathroom 1.67m x 1.85m (5'6" x 6'1")

## EXTERNAL

Detached Garage

Rear Garden



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