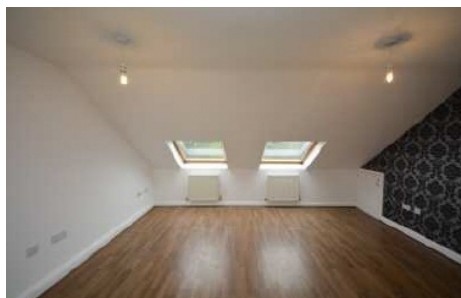
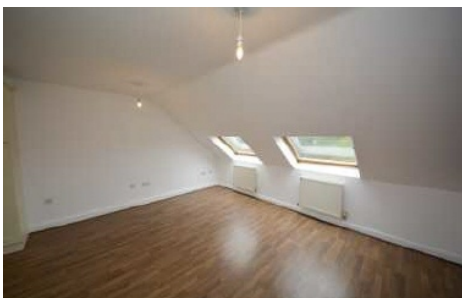




Appleton Grove, Goose Green, Wigan, WN3 6NY

Offers over £68,000

It is with great pleasure that Sapphire Homes are in a position to offer For Sale this beautifully presented 1 bedroom top floor dormer style apartment on select development offering spacious accommodation that is close to local amenities and transport links including the M6 and M58 motorway. The accommodation briefly comprises of entrance / hallway leading to a spacious Lounge / Dining / Kitchen with integrated fridge and installed washer / dryer, spacious bedrooms & modern bathroom with three piece suite in white and shower over bath. The property also benefits from Gas Central Heating, Double Glazing throughout, allocated Parking space and the decor is neutral throughout with newly fitted carpets. Internal viewing is a must to appreciate in full. Would suit professional / couple. No Upward Chain.



Sapphire Homes (North) Ltd 80 Market Street, Wigan, WN1 1HX
T 01942 494944 F 01942 493301 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk

Specialists in Sales, Lettings & Property Investments

Appleton Grove, Goose Green, Wigan, WN3 6NY

THIRD FLOOR

Entrance / Hallway

Lounge / Diner

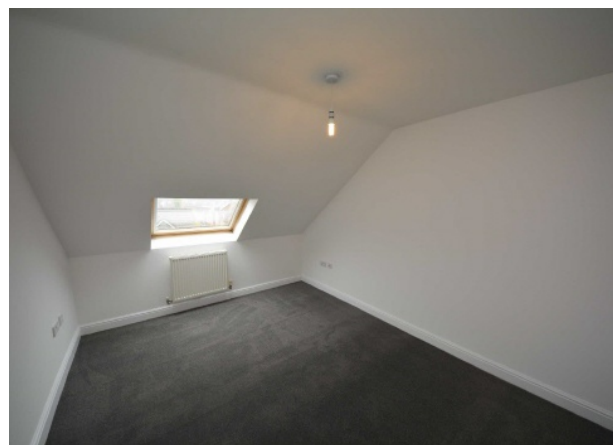
Kitchen Area

Bedroom

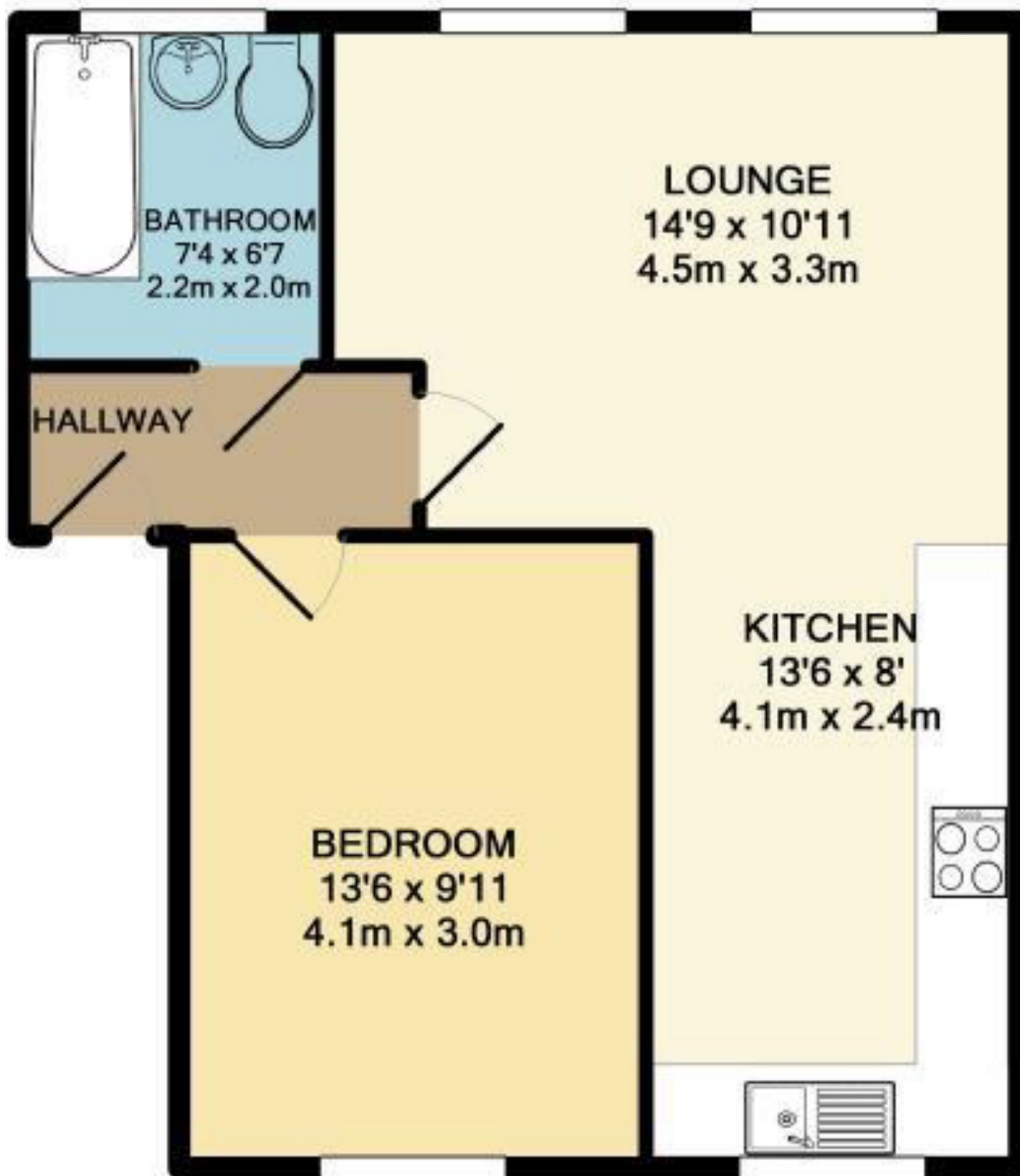
Bathroom

EXTERNAL

Allocated Parking Bay



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	79
		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		83	83
		EU Directive 2002/91/EC	