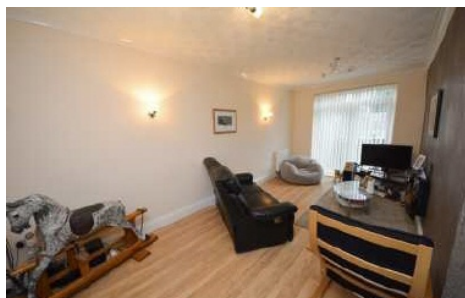




Commodore Place, Marsh Green, Wigan, WN5 0QB

Price £89,995

Sapphire Homes are delighted to offer For Sale this spacious 3 bedroom semi detached family home that is in a popular residential location close to local schools, amenities and transport links including a bus route to the town centre. The accommodation is deceptively spacious throughout and briefly comprises of entrance / hallway, large front to rear lounge with French doors to the rear and a modern fitted kitchen / diner with access to the rear garden. To the first floor the large landing area provides access to three good sized bedrooms and a family bathroom with modern three piece suite and shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a neutral decor. Externally the property has ample off road parking to the front / side elevations as well as lawn area and pathway to the front. To the rear there is an enclosed garden with lawn and patio area and access to the side elevation which can also provide useful additional parking behind double gates. Early internal viewing is recommended and this property would be perfect for a first time buyer or investor.



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

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GROUND FLOOR

Entrance / Hallway

Double glazed door to the front elevation, double glazed window to the side elevation, tiled flooring, stairs leading to the first floor accommodation, centre light fitment, double radiator.

Lounge 5.84m x 3.33m (19'2" x 10'11")

Double glazed french doors to the rear elevation, double glazed window to the front elevation, laminate flooring, 2 centre light fittings, wall radiator.

Kitchen / Diner 4.85m x 3.25m (15'11" x 10'8")

Fitted with a range of wall and base units with worktops to compliment, fitted gas hob with electric oven and extractor, tiled floor and elevations, under stairs storage, double wall radiator, space for white goods, centre light fitment, double glazed window to the rear elevation, double glazed door to the side elevation,



FIRST FLOOR

Landing

Double glazed window to the side elevation, loft access, airing cupboard, door access to three bedrooms and bathroom.

Bedroom 1 3.96m x 3.35m (13'0" x 11'0")

Double glazed window to the front elevation, wall radiator, centre light fitment, laminate flooring.

Bedroom 2 1.8m x 3.4m (5'11" x 11'2")

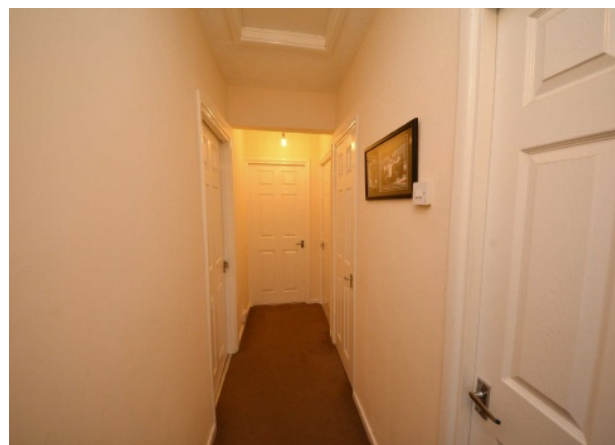
Double glazed window to the rear elevation, wall radiator, centre light fitment, built in cupboard, laminate flooring.

Bedroom 3 3.05m x 1.8m (10'0" x 5'11")

Double glazed window to the front elevation, wall radiator, centre light fitment, built in cupboard, laminate flooring.

Bathroom

Three piece suite in white briefly comprising of panel bath with shower over, feature wash basin, low flush WC, tiled elevations, double glazed frosted window to the rear elevation, vinyl flooring, centre light fitment, heated towel rail.

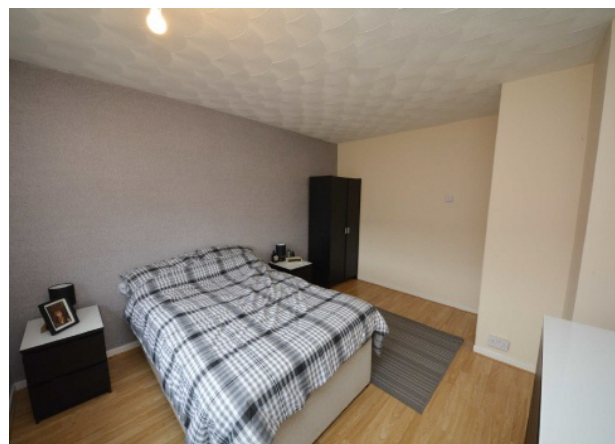


EXTERNAL

To the front elevation there is perimeter fencing with gated access and pathway leading to front door with two small lawn areas, and to the side elevation there is ample off road parking on driveway.

Rear Garden

To the rear there is a generous rear garden with patio area, lawn, stone area which also



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