



**Redburn Close, Poolstock, Wigan, WN3 5BQ**

**Price £160,000**

Sapphire Homes are delighted to offer For Sale this well presented and notably extended three bedroom semi detached family home that must be internally viewed to be appreciated in full. This development is ideally located and is close to local amenities, transport links as well as being a short drive from Junction 25 of the M6 and Wigan Town Centre. The accommodation briefly comprising of entrance / hallway, lounge, generous dining / kitchen / utility room and downstairs WC. To the first floor there are three double bedrooms and family bathroom with modern three piece suite in white and shower over bath. Externally there is off road parking for two cars and to the front there is low maintenance garden. Externally to the rear is a well maintained and recently landscaped enclosed garden with perimeter fencing, and gated access. This property would be ideal for professional, couple or small family and internal viewings are highly recommended to appreciate in full.



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*Specialists in Sales, Lettings & Property Investments*

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## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Utility Area

W.C.

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

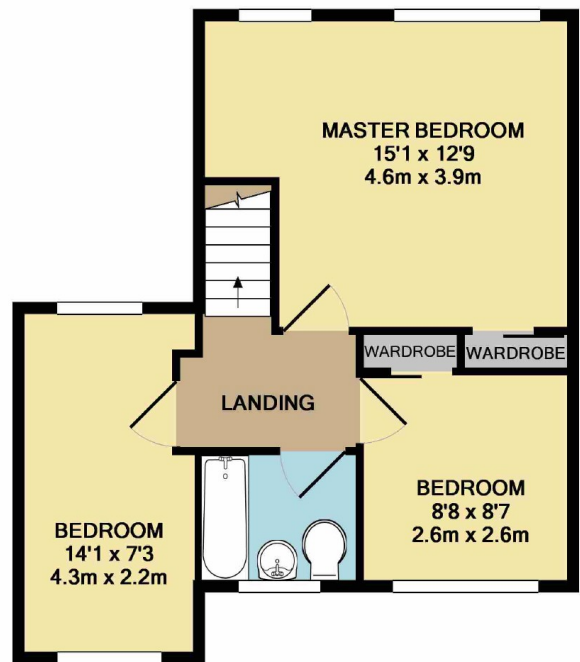
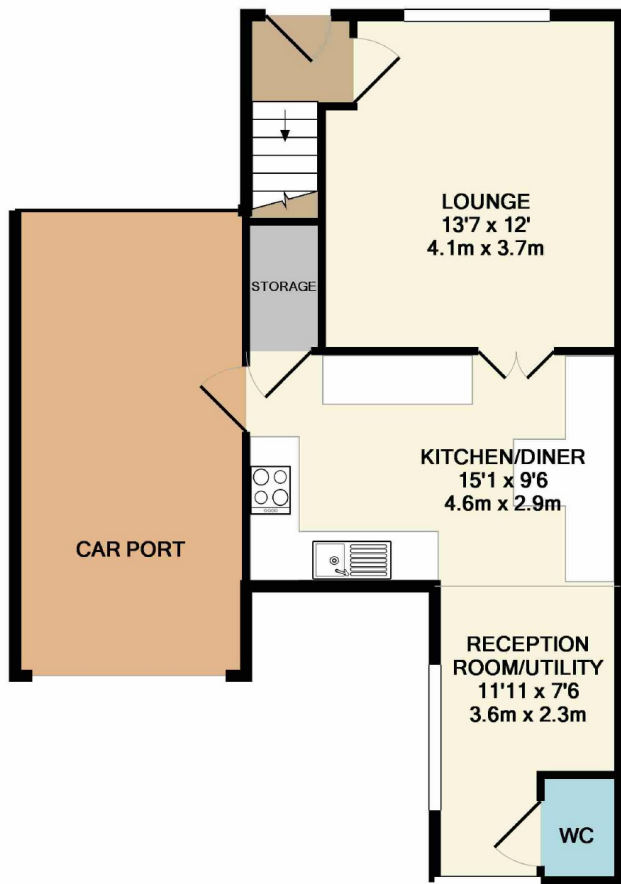
Rear Garden

Detached Garage



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GROUND FLOOR  
APPROX. FLOOR  
AREA 612 SQ.FT.  
(56.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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