



**Worsley Street, Pemberton, Wigan, WN5 8BP**

**Price £79,995**

It is with great pleasure that Sapphire Homes are delighted to offer For Sale this extended two bedroom mid terraced property in the heart of Pemberton that is close to local schools, amenities and transport links including Pemberton Train Station and the M6 and M58 and is perfect for a 1st time buyer or investor. The property in brief comprises of entrance / vestibule, lounge with modern fire and surround and to the rear elevation is a large kitchen / diner. To the first floor the landing provides access to two good sized bedrooms and a bathroom with three pieces suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from Double Glazing and a tasteful decor. Externally there is on road parking to the front of the property and to the rear there is a small patio garden with rear gated access. Early internal viewings are highly recommended to appreciate in full.



**Sapphire Homes (North) Ltd** 80 Market Street, Wigan, WN1 1HX  
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## GROUND FLOOR

Entrance / Vestibule

Lounge

Dining Area

Kitchen

## FIRST FLOOR

Landing

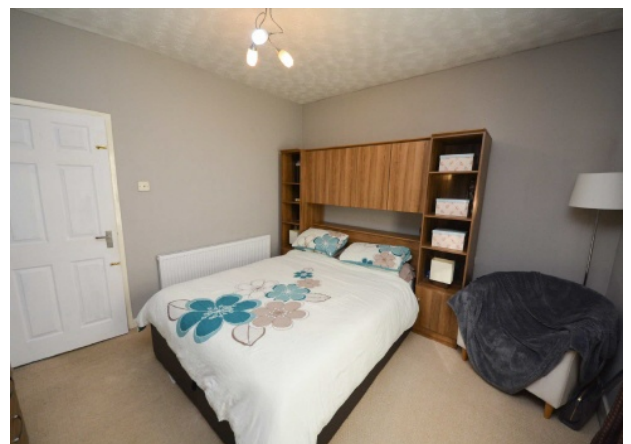
Bedroom 1

Bedroom 2

Bathroom

## EXTERNAL

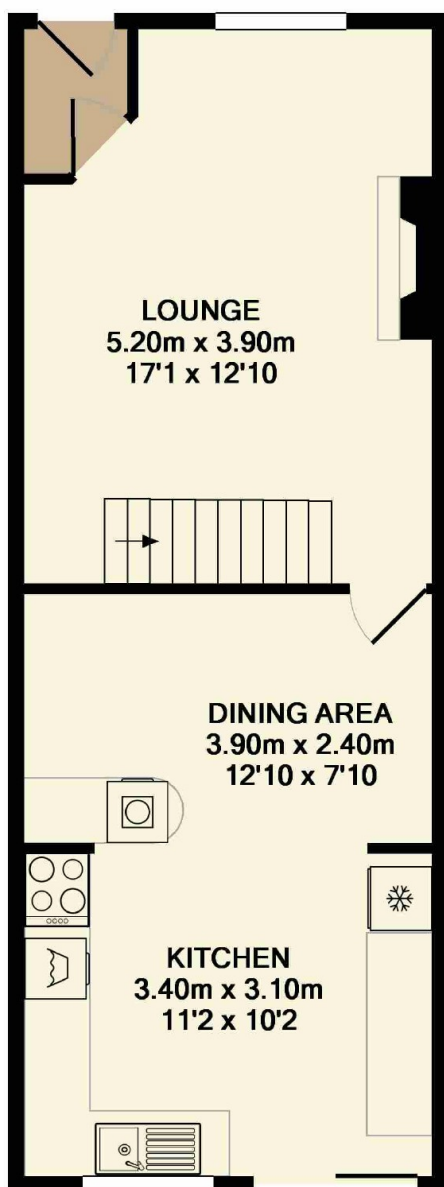
Rear Garden



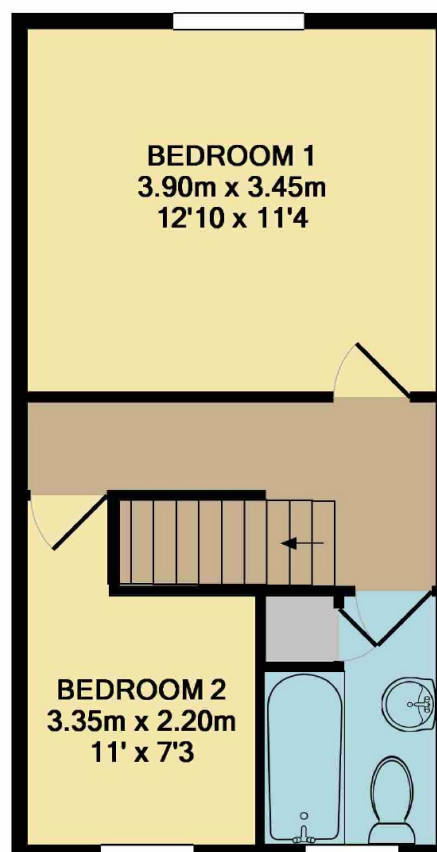
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GROUND FLOOR



1ST FLOOR

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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