



Breakey & Co



Springfield Road, Springfield

Offers in Excess of £150,000

- Three bedrooms
- Traditional semi detached
- Popular location
- NO CHAIN
- Well presented throughout
- FREEHOLD
- Ideal for first time buyers
- Viewings essential
- EPC-D



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DESCRIPTION

Presenting a fabulous opportunity for first time buyers and families alike is this traditional three bedroom semi detached property resting along the popular Springfield Road. Offered for sale with NO CHAIN, this spacious home is ideally situated close to good schools, bus routes and within walking distance to Wigan town centre. The property itself is well maintained throughout and in brief comprises of; welcoming entrance hallway, lounge, fitted kitchen and dining room. The out house with a w.c. completes the ground floor accommodation. To the first floor the landing area gives access to two double bedrooms, one single bedroom and the family bathroom. Externally this substantial home offers a well maintained garden to the rear with a lawn, established shrubbery and a flagged patio area. To the front elevation is a driveway providing off road parking. Early viewings are highly recommended to avoid disappointment. NO CHAIN.





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ACCOMMODATION

Lounge 13' 4" x 12' 8" (4.06m x 3.85m)

Dining Room 10' 3" x 9' 9" (3.12m x 2.97m)

Kitchen 10' 3" x 9' 4" (3.12m x 2.85m)

Utility room 7' 2" x 6' 2" (2.19m x 1.88m)

Outhouse 10' 11" x 6' 2" (3.32m x 1.88m)

Bedroom One 10' 2" x 12' 6" (3.09m x 3.82m)

Bedroom Two 11' 1" x 10' 0" (3.37m x 3.06m)

Bedroom Three 7' 8" x 9' 1" (2.34m x 2.76m)

Bathroom 5' 9" x 6' 7" (1.76m x 2.00m)

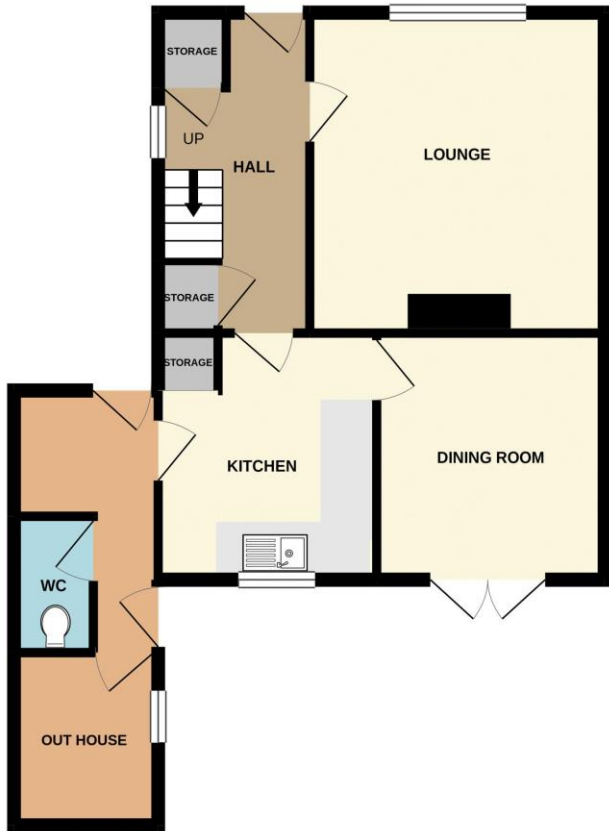




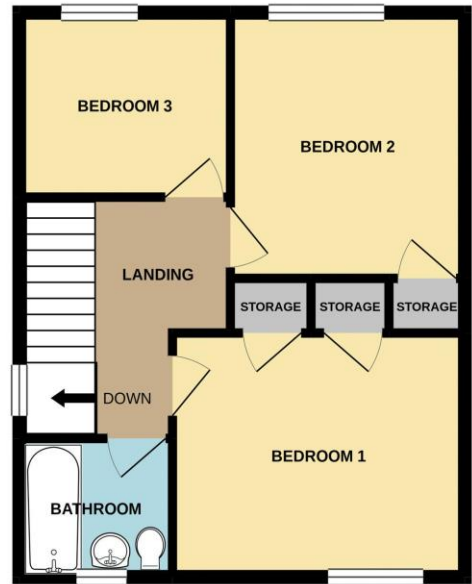
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GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.

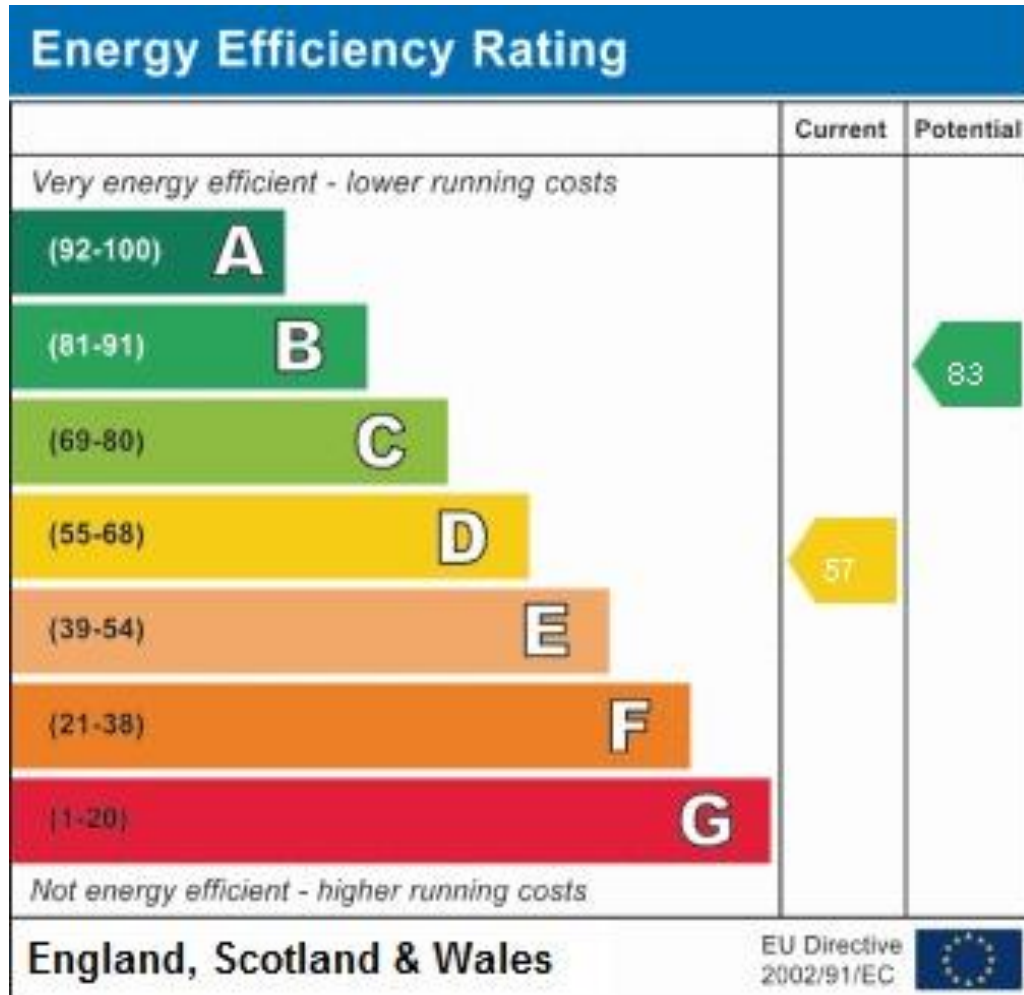


TOTAL FLOOR AREA : 1004 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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