



253 Hodges Street

Springfield, Wigan, WN6 7JQ

Offers In The Region Of £225,000



Sapphire Homes are pleased to be in a position to offer For Sale this well maintained 3 bedroom semi detached property in popular residential location that must be internally viewed to be appreciated in full. The location of the property is in a sought after location and is situated close by to local schools, churches, amenities and only a ten minute walk to Wigan town centre as well as a five minute walk to Mesnes Park. The accommodation briefly comprises of entrance / hallway leading to a spacious lounge, dining room / reception 2 which is open plan into a modern fitted kitchen with French doors from dining area leading to rear elevation. To the first floor the landing provides access to 3 good sized bedrooms and a family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a tasteful décor and double glazing throughout. Externally there are low maintenance gardens to the front which could be utilised as off road parking subject to planning and to the rear there is a large established garden with lawn, detached garage and potential for rear off road parking, well stocked borders and patio area. Early internal viewings are highly recommended to appreciate this wonderful property.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

Rear Garden

Garage

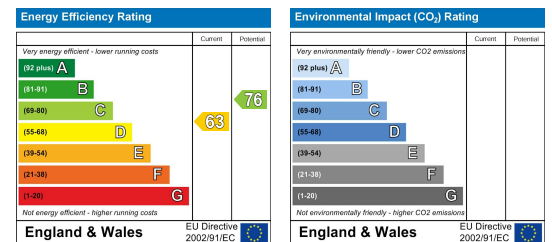
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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