



## 266 Hodges Street

Springfield, Wigan, WN6 7JH

**Offers In The Region Of £215,000**



Sapphire Homes are pleased to be in a position to offer For Sale this notably extended 4 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 at the head of a cul de sac and is 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 and to the rear there is a large living / dining room with doors leading to rear garden and to the side elevation there is a generous kitchen / diner which also provides access to the side elevation. To the first floor the landing provides access to 4 good sized bedrooms and a family bathroom with three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits double glazing throughout. The property does require some modernisation but offers huge potential for a family home with excellent square footage. Externally there are low maintenance gardens to the front and side elevation which is mainly paved and to the rear elevation there is an established lawn and perimeter fencing. Early internal viewings are highly recommended to appreciate this wonderful property.



## GROUND FLOOR

Entrance / Hallway

Lounge

Living / Dining Area

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

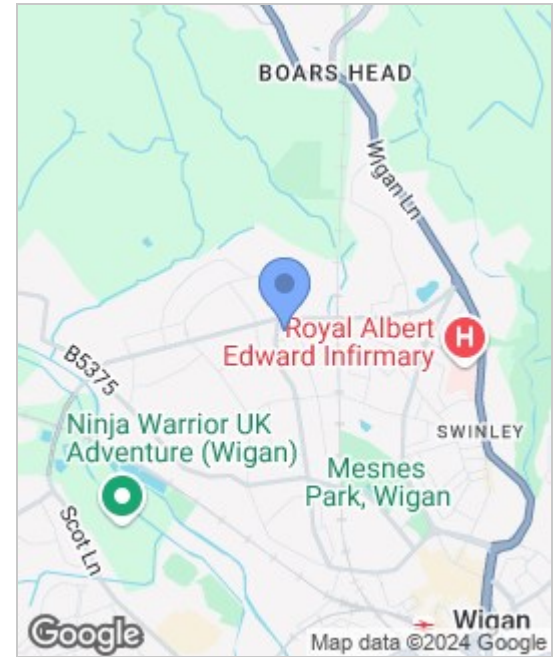
Bedroom 4

Bathroom

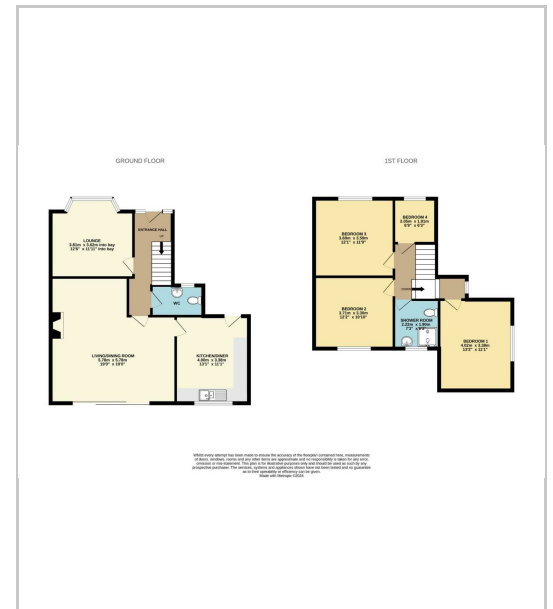
## EXTERNAL

Rear Garden

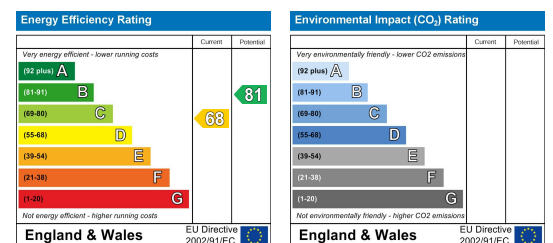
## Area Map



## 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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