



## 7 Norbreck Crescent

Springfield, Wigan, WN6 7RF

Offers Over £220,000



Sapphire Homes are delighted to offer For Sale this immaculately presented 3 bedroom semi detached family home that is situated in a quiet cul de sac in this popular residential area whilst being close to local schools, amenities and transport links as well as being within walking distance of Wigan Town Centre and Mesnes Park. The property is also ideally located for those requiring the commuter links with M6 Junction 27 being less than 15 minutes drive away. The accommodation briefly comprises of entrance / hallway, lounge with feature fireplace and to the rear elevation there is a modern fitted kitchen / dining room with integrated appliances and French doors providing access to the rear garden. To the first floor the landing provides access to three good sized bedrooms and there is also family bathroom with modern three piece shower suite in white. The property is warmed by gas central heating and benefits from UPVC double glazing throughout and a modern tasteful décor. Externally to the front elevation there is a driveway providing off road parking for 2-3 cars with potential for further to the side elevation. To the rear there is an established lawn, large patio area, a raised stone border and perimeter fencing. Early internal viewing is highly recommended to fully appreciate this lovely family home which is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

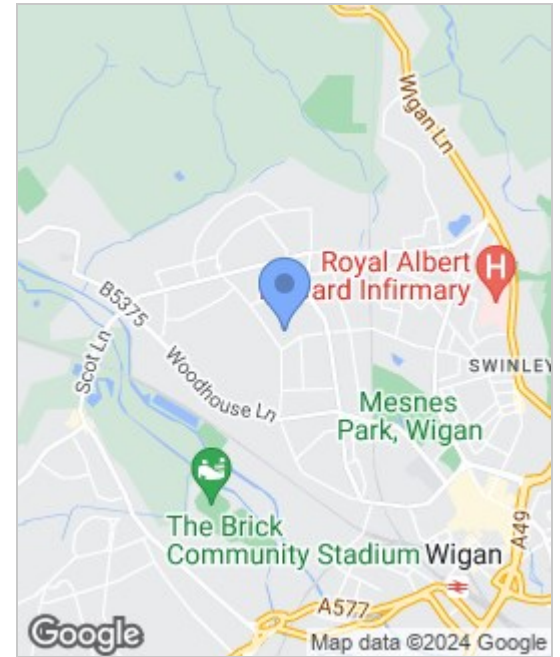
Bedroom 3

Bathroom

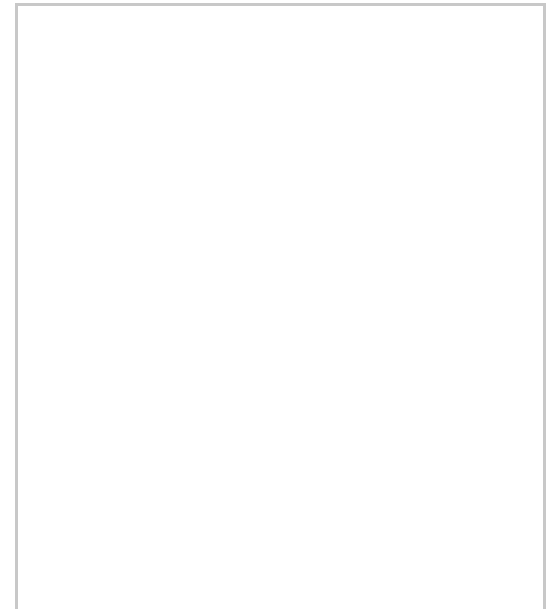
## EXTERNAL

Rear Garden

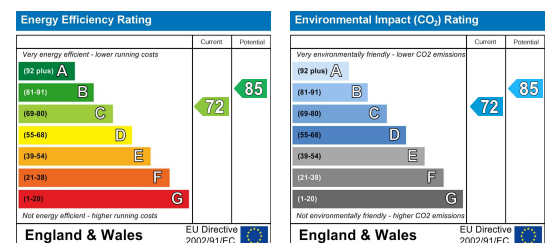
## Area Map



## Floor Plans



## Energy Efficiency Graph



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