



247 Hodges Street

Springfield, Wigan, WN6 7JQ

Price £250,000



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 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 area which is open plan to a modern fitted kitchen with doors leading to rear garden. There is also access to a separate W.C. / laundry room. To the first floor the landing provides access to 4 well appointed bedrooms with two benefitting from fitted robes and there is a family bathroom with three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits double glazing throughout and a tasteful decor. Externally there is a low maintenance garden to the front elevation which is mainly paved and provides off road parking. To the rear there is a generous garden with an established lawn, patio area, further gravel / seating area and well stocked borders and perimeter fencing. The property is ideal for a family and early internal viewings are highly recommended to appreciate this wonderful property. Offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining Family Room

Utility / W.C.

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

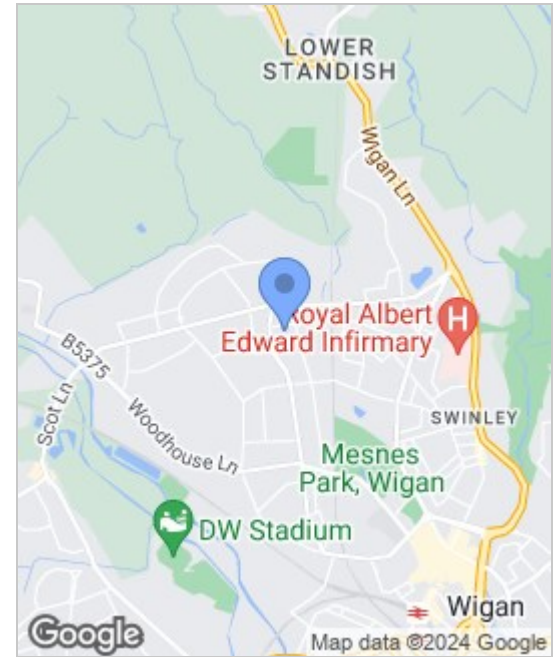
Bedroom 4

Bathroom

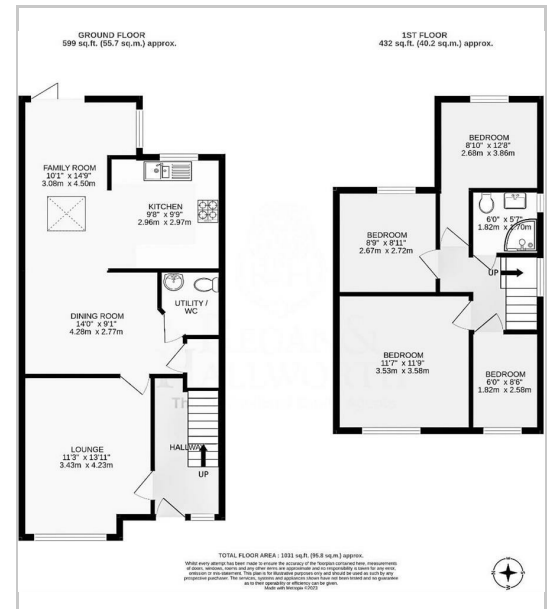
EXTERNAL

Rear Garden

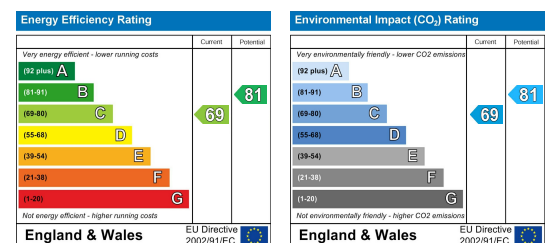
Area Map



Floor Plans



Energy Efficiency Graph



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