



247 Hodges Street Springfield, Wigan, WN6 7JQ

Price £241,000



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

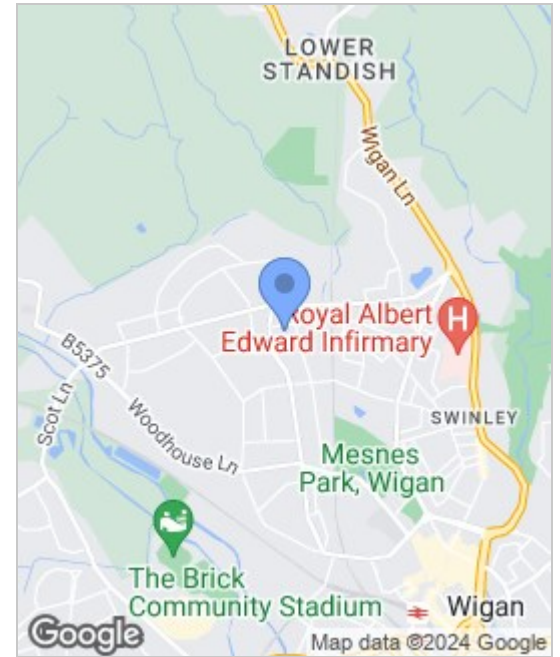
Bedroom 4

Bathroom

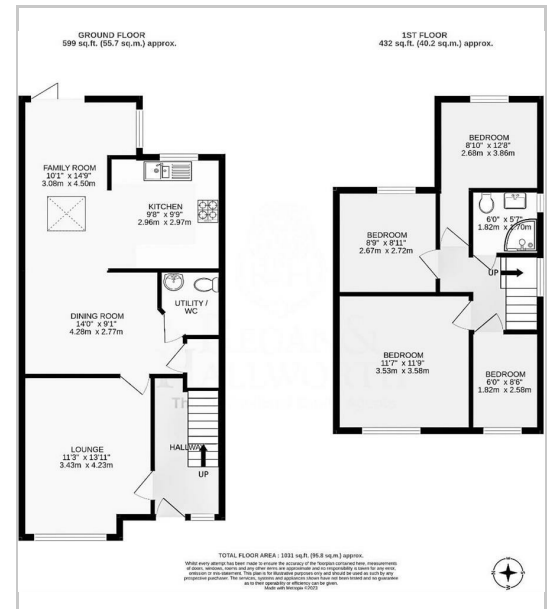
EXTERNAL

Rear Garden

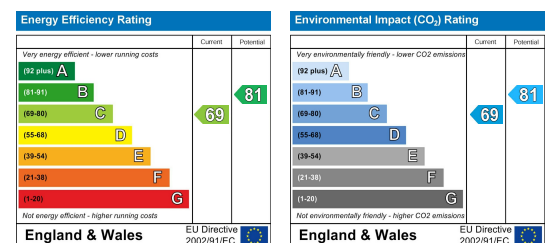
Area Map



Floor Plans



Energy Efficiency Graph



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.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

specialists in sales, Lettings & Property Investments