



26 Harbury Walk

Springfield, Wigan, WN6 7RX

Price £185,000



Sapphire Homes are delighted to offer For Sale this well presented 3 bedroom semi detached property that is situated in this popular residential area 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 10 minutes drive away. The accommodation briefly comprises of entrance / hallway, lounge with views over playing fields to the front elevation and to the rear elevation is a fitted kitchen / diner with doors providing access to the side sun room / conservatory which also serves as access to the side elevation. To the first floor the landing provides access to three good sized bedrooms and there is also a stunning family bathroom with four piece suite in white with separate shower and bath. The property is warmed by gas central heating and benefits from UPVC double glazing throughout and a modern tasteful décor. Externally there is a driveway to the rear providing off road parking for 1-2 vehicles, a garage and low maintenance gardens to the front and rear whilst the property also enjoys views over local playing fields to the front elevation. Early internal viewing is highly recommended to fully appreciate this lovely family home.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

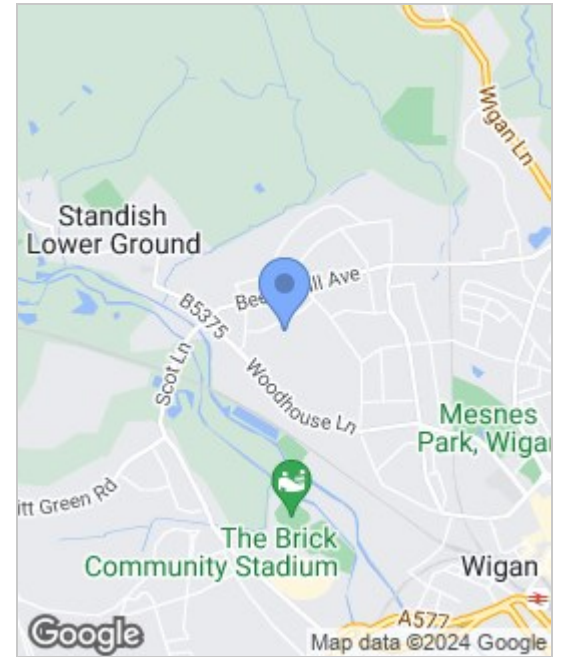
Bedroom 3

Bathroom

EXTERNAL

Rear Garden

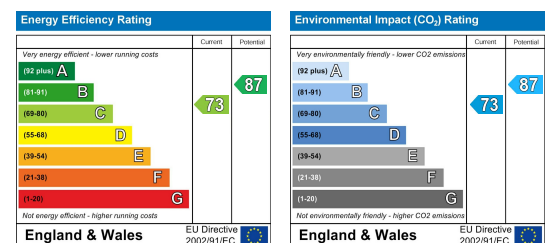
Area Map



Floor Plans



Energy Efficiency Graph



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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