



## 81 Barnsley Street

Springfield, Wigan, WN6 7HB

Price £240,000



Sapphire Homes are delighted to offer For Sale this well maintained and deceptively spacious three bedroom bay fronted semi detached family home that is located in a popular residential location and is conveniently located for local schools, amenities and transport links including a short walk to Mesnes Park and Wigan Town Centre. The property also boasts an exceptional garden to the rear which offers huge potential for landscaping and could accommodate extensions or outbuildings subject to obtaining the relevant planning consent. In brief the accommodation comprises of entrance / hallway, lounge with bay window and log burner, office / utility area and to the rear elevation there is a large split level kitchen / dining / family room which also affords access to the rear garden. To the first floor the family bathroom is accessible on the split level landing and boasts a beautiful 3 piece suite in white with shower over bath and the landing provides access to three good sized bedrooms with the potential of creating 4 bedrooms by partitioning the large master bedroom to the front elevation. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a tasteful décor throughout. Externally, to the front elevation there is a low maintenance front garden with brick and hedge perimeter. To the rear there is a large garden which is East facing and enjoys a sunny and private aspect that is perfect for entertaining friends and family with large patio area, established lawn, well stocked borders and mature trees. Early internal viewing is essential to appreciate this beautiful home which is perfect for couple or family.



## GROUND FLOOR

Entrance / Hallway

Lounge

Office / Store

Kitchen / Diner

Kitchen / Utility

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

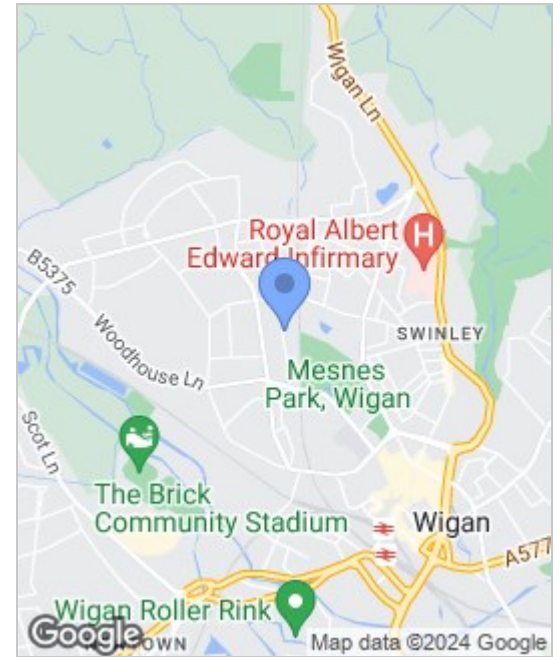
Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

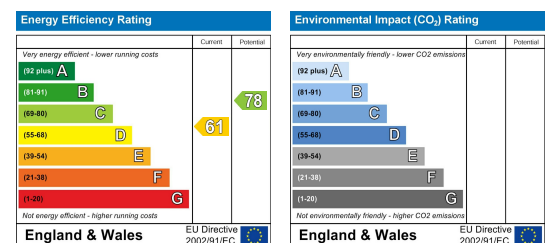
## Area Map



## 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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