



## 60 Rylands Street

Springfield, Wigan, WN6 7BG

Price £125,000



Sapphire Homes are delighted to offer For Sale this deceptively spacious 3 bedroom extended end terraced property in a popular residential location that is close to local schools, amenities and transport links. The accommodation briefly comprises of entrance / hallway, generous lounge, dining room / reception 2 and to the rear elevation there is a good sized kitchen with access to the rear garden and a bathroom with wetroom capabilities beyond. To the first floor the landing offers access to 3 well appointed bedrooms and there is a cupboard / store on the landing which could be adapted to a further bathroom / W.C. The property is warmed by electric storage heaters so would benefit from an upgrade as part of a refurbishment schedule but the property offers lots of potential. Externally there is a low maintenance front and rear garden with access to the side elevation Early internal viewings are highly recommended to appreciate the potential on offer. No Upward Chain .



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

Bathroom / Wetroom

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

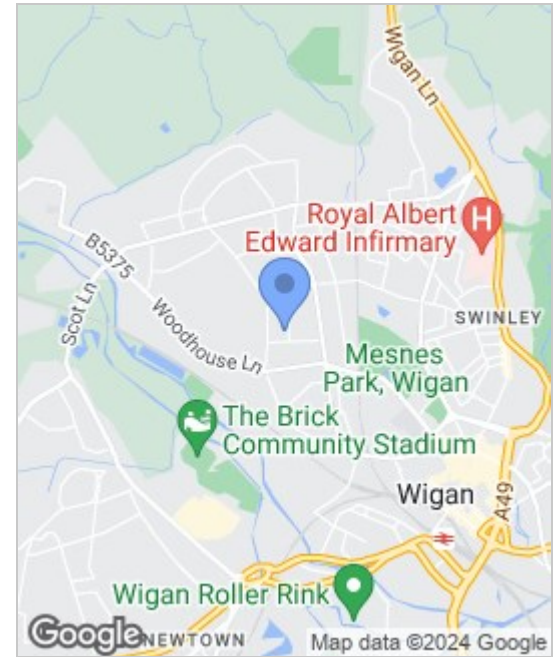
Bedroom 3

Store (Potential Bathroom)

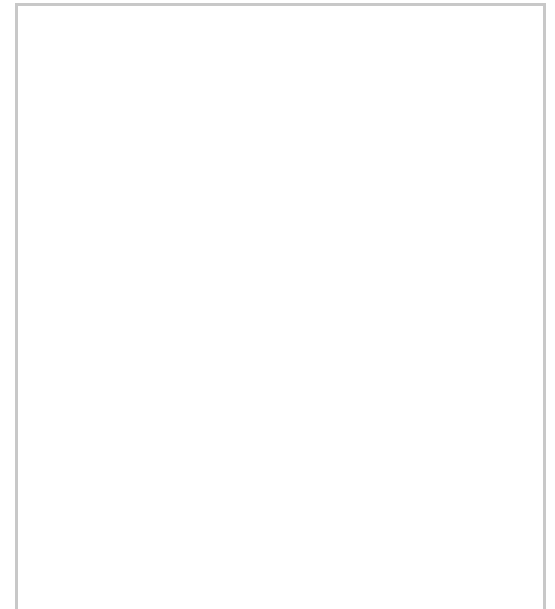
## EXTERNAL

Rear Garden

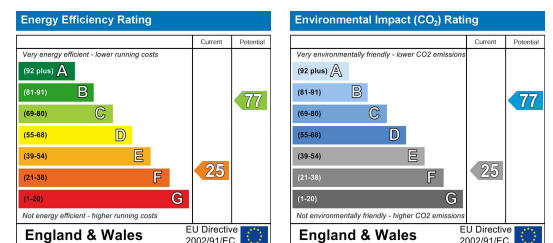
## Area Map



## 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 these particulars as a 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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