



## 17 First Avenue

Springfield, Wigan, WN6 7AZ

**Offers In The Region Of £135,000**



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this well presented and deceptively spacious terraced home within close distance of Wigan town centre and in a popular residential location which is suitably located for local schools, amenities and transport links. The accommodation briefly comprises of entrance / vestibule leading to Lounge with feature fireplace and surround, dining room / reception 2 and to the rear elevation there is a separate modern fitted kitchen with access to the rear garden. To the first floor there are three good sized bedrooms and a modern three piece family bathroom with shower suite in white. To the second floor is a converted loft roof which would make a wonderful playroom / home office / study and has its own stairs access. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and double glazing throughout. Early internal viewing is a must to be fully appreciated. No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Dining Room / Reception 2

Kitchen

## FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bedroom 3

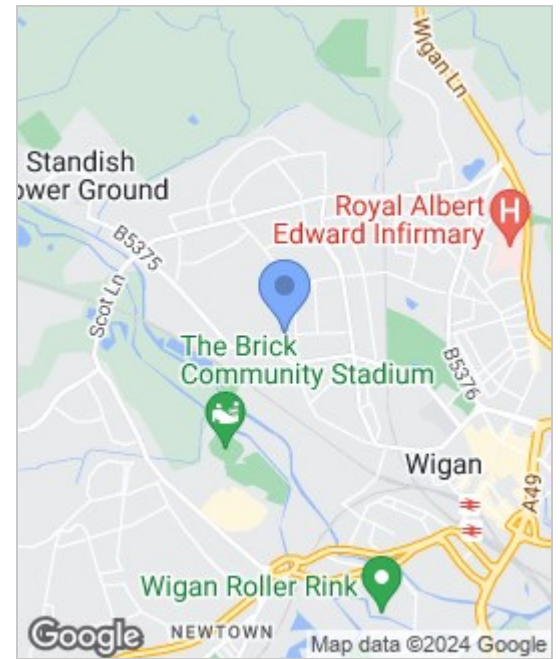
Bathroom

## SECOND FLOOR

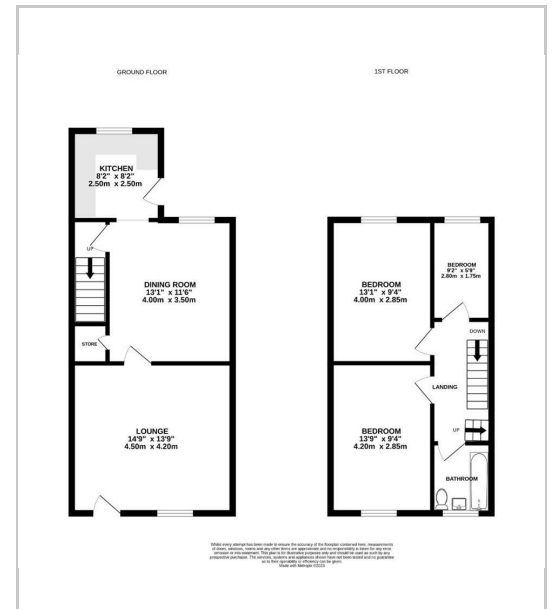
Loft Room

## EXTERNAL

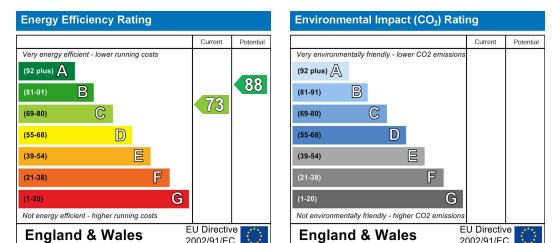
## Area Map



## 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