



233 Hodges Street

Springfield, Wigan, WN6 7JQ

Price £245,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented 3 bedroom extended semi detached family home that is situated in a popular residential location and offers close proximity to local schools, amenities and transport links as well as being within walking distance of the town centre and Mesnes Park. In brief the accommodation boasts a generous 1265 square feet of well appointed living space with a welcoming entrance / hallway, W.C., lounge / reception 2 and to the rear elevation there is an exceptional rear extension which creates a simply stunning contemporary living space which is ideal for entertaining friends and family with a modern fitted kitchen with island, integrated appliances, solid oak worktops & Belfast sink and to the rear there is a generous family living area with anthracite grey bi-folding doors to the garden & velux windows which flood the room with lots of natural light. The integral garage is also accessible from this space with front and rear access. To the first floor the landing provides access to three bedrooms plus a family bathroom with three piece suite in white with shower over bath. The property is warmed by gas central heating and boasts a recently fitted central heating system and also boasts newly fitted windows to the rear of the property with double glazing throughout and a modern tasteful décor with upgraded flooring. Externally the garden here is another key feature of the home, with the rear being particularly spacious and fully landscaped, comprising a quality decked patio off the extension, plus a smart Indian stone patio area, established lawn, perimeter fencing and well stocked borders. To the front elevation is a driveway which provides off road parking for two vehicles and leads to the attached garage, which is a generous 22ft in length and offers further development potential should clients wish to convert subject to planning. Early internal viewings are recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge / Reception 2

Kitchen / Dining / Family Living

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

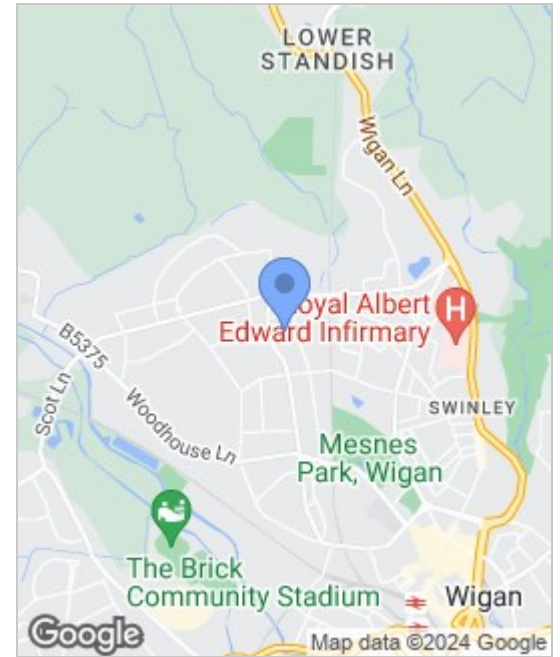
W.C.

Integral Garage

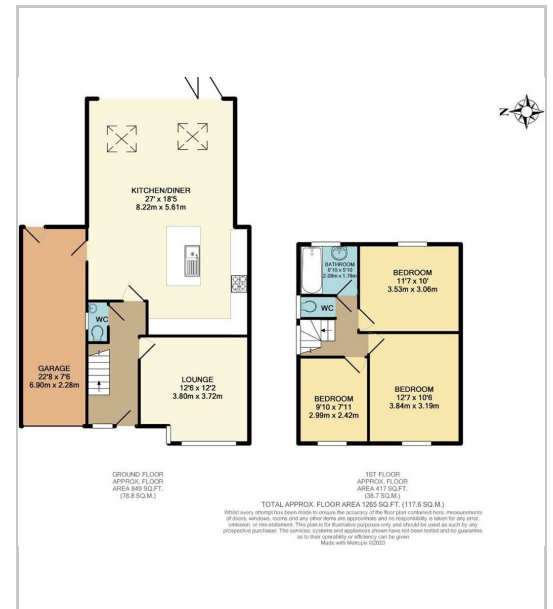
EXTERNAL

Rear Garden

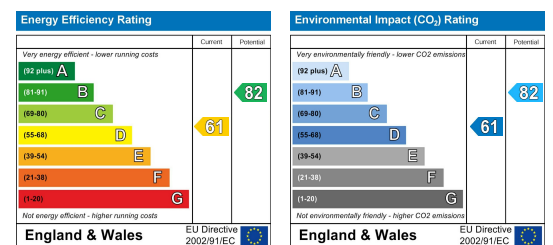
Area Map



Floor Plans



Energy Efficiency Graph



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