



## 26 Birch Street

Springfield, Wigan, WN6 7EB

**£795 PCM**



Sapphire Homes are pleased to be able to offer To Let this well presented three bedroom mid terrace property in popular residential situated close to local schools, amenities, transport links and a short walk to the town centre and Mesnes Park. The accommodation briefly comprising of entrance / hallway leading to a generous lounge with fitted modern kitchen / diner to the rear elevation and access door leading to sunroom / conservatory. To the first floor there are three bedrooms and a bathroom with three piece suite in white with shower over bath. The property is warmed by gas central heating and also benefits from double glazing and a low maintenance front and rear garden. Would be perfect for couple / family. Internal viewings are highly recommended to appreciate in full. No Smoking.



## GROUND FLOOR

### Entrance / Hallway

### Lounge 13'9" x 12'10" (4.20 x 3.90)

Inset gas fire, coved ceiling, radiator and double glazed window.

### Kitchen / Diner 12'2" x 9'6" (3.72 x 2.90)

Modern fitted kitchen with a range of base and wall units with work tops, electric oven, gas hob, plumbed for washing machine, single sink unit and drainer, part tiled walls, laminate flooring, extractor hood, combi boiler in unit, radiator, double glazed window and door unit.

### Conservatory / Sun Room 7'0" x 6'0" (2.13 x 1.83)

Laminate flooring and double glazed sliding patio doors leading to the rear garden.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and bathroom

### Master Bedroom 11'6" x 9'5" (3.51 x 2.87)

To the front elevation, fitted wardrobes, radiator and double glazed window.

### Bedroom 2 8'1" x 10'6" (2.46 x 3.20)

To the rear elevation, wall mounted radiator and double glazed window.

### Bedroom 3 7'7" x 9'3" (2.31 x 2.82)

To the front elevation, wall mounted radiator and double glazed window.

### Bathroom 7'7" x 9'3" (2.31 x 2.82)

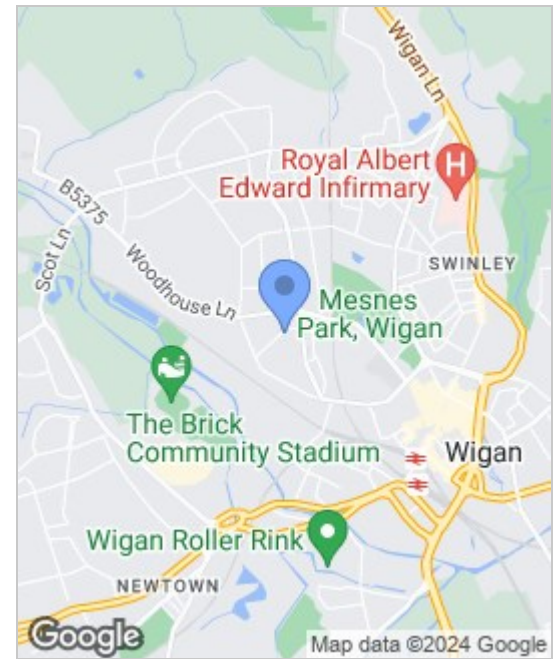
Unit with wash basin, low level w/c, bath with shower over and mixer tap, double glazed window and radiator.

## EXTERNAL

### Rear Garden

Decked patio area adjoins the rear of the property, flagged area with shrubs to border and access gate. Not overlooked.

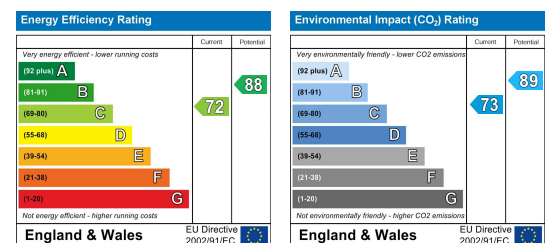
## Area Map



## Floor Plans



## Energy Efficiency Graph



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