



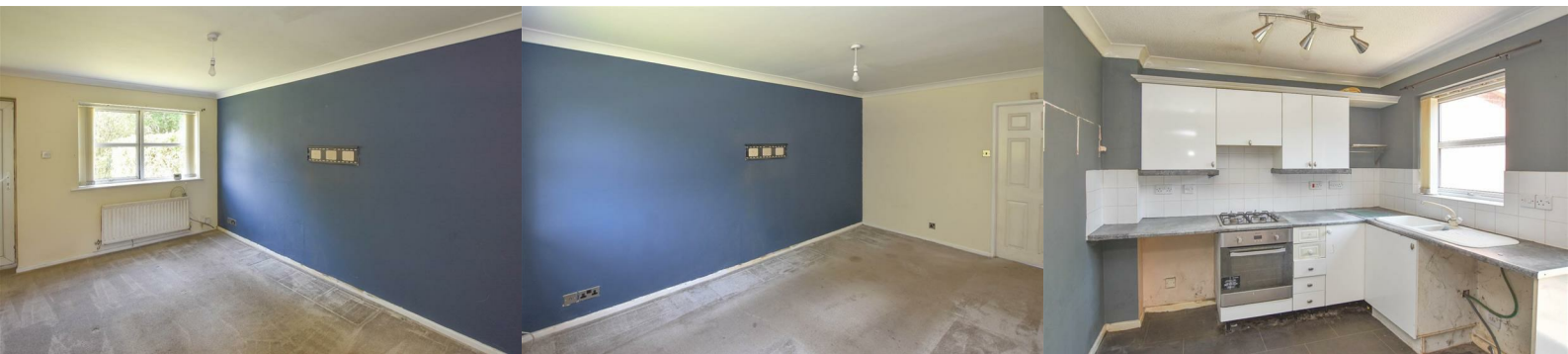
16 Woodhouse Drive

Springfield, Wigan, WN6 7NT

Price £125,000



Sapphire Homes are delighted to be in a position to offer For Sale this 3 bedroom semi detached family home in popular residential location and is a short walk from local schools, amenities and transport links. The accommodation does need some modernisation throughout but offers lots of potential. In brief, the property comprises spacious lounge, fitted dining / kitchen to the rear elevation with access to the rear garden, three bedrooms with the master having fitted robes and there is a family bathroom with three piece suite in white and shower over bath. The property is warmed by Gas Central Heating and benefits from double glazing throughout. Externally to the front area there is a lawn area and steps leading to pavement and to the rear there is a garden with patio area, lawn and perimeter fencing. There is also the potential to increase the spaces for off road parking. The property is likely to appeal to first time buyer / investor and early internal viewings are recommended to appreciate the potential on offer. Offered to market with No Upward Chain.



GROUND FLOOR

Lounge

Dining / Kitchen

FIRST FLOOR

Master Bedroom

Bedroom 2

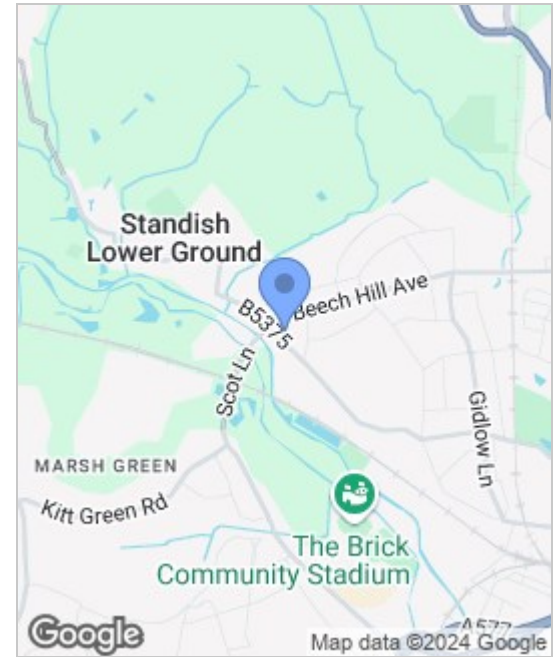
Bedroom 3

Bathroom

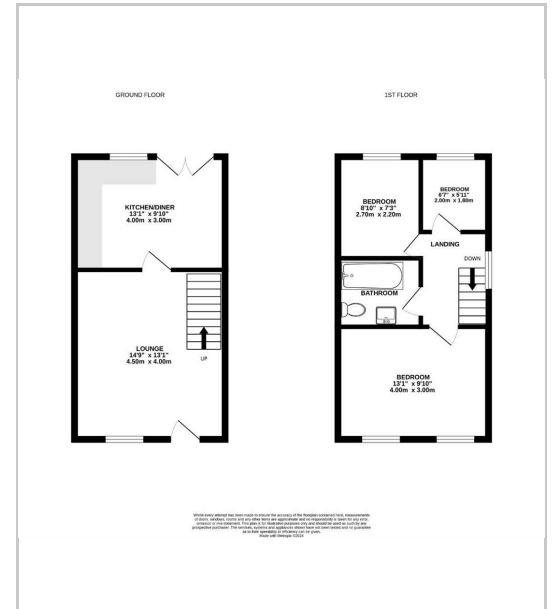
EXTERNAL

Gardens to the front and rear with lawns and patio area. Off road parking for 1-2 cars accessed from the rear wooden gates.

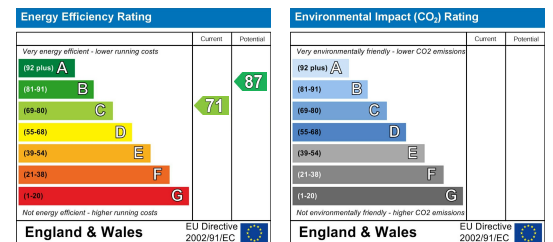
Area Map



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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