



30c Buckley Street

Springfield, Wigan, WN6 7HY

Prices From £270,000



****2 PLOTS REMAINING** **STUNNING BRAND NEW 3 BEDROOM SEMI DETACHED**** Sapphire Homes are delighted to bring to market these beautiful 3 bedroom semi detached properties which offer impressive and well appointed living in a popular residential location that is a short walk to Wigan Town Centre, Mesnes Park and also in close proximity to local schools, amenities and transport links. The properties each boast an impressive finish and décor and subject to reservation, there is the option to have a choice of tiles and flooring. There are attractive internal doors with complimentary handles, Roca bathrooms suites and W.C., black UPVC windows with composite doors to compliment, kitchen with integrated appliances and neutral flooring throughout. Externally the properties are expertly landscaped to the front and rear with a low maintenance garden area to the front with brick perimeter and paved pathway leading to the front door. To the rear there is a block paved driveway, patio area, lawn and secure composite gating to the rear and side elevations. These properties are perfectly suited to a couple / family and early internal viewing is a must to appreciate in full.



Rear Garden

[illegible]

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	G	G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	G	A

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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