



5 Waltham Avenue

Springfield, Wigan, WN6 7RU

Offers In The Region Of £260,000



Sapphire Homes are pleased to be in a position to offer For Sale this impressive and substantially extended 4 bedroom semi detached property in a quiet residential cul de sac in a sought after location and is situated close by to local schools, churches, amenities and only a ten minute walk to Wigan town centre. The accommodation briefly comprises of entrance / hallway leading to a spacious lounge and to the rear there is a spacious open plan modern fitted kitchen / dining room and beyond there is a large family living area with French doors leading to the rear garden and there is a separate utility room which also boasts a three piece shower suite in white. To the first floor the landing currently has a small office and gym area used by the current owner and provides access to 4 good sized bedrooms which all boasts modern fitted wardrobes and there is a modern fitted bathroom with modern 3 piece shower suite in white with walk in shower. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and double glazing throughout. Externally there is off road to the front elevation with access to the side elevation and to the rear the garden enjoys a sunny aspect and is low maintenance with a large patio area, artificial lawn and perimeter fencing. The property is perfectly suited to a large family and early internal viewing is a must to appreciate in full.



Rear Garden

[illegible]

Energy Efficiency Rating

Rating	Score Range	2008 (EU Directive)	2010 (EU Directive)
A	92 plus		
B	81-91		84
C	69-80	72	
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Score Range	2008 (EU Directive)	2010 (EU Directive)
A	92 plus		
B	81-91		84
C	69-80		
D	55-68	72	
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions



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 this property.

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