



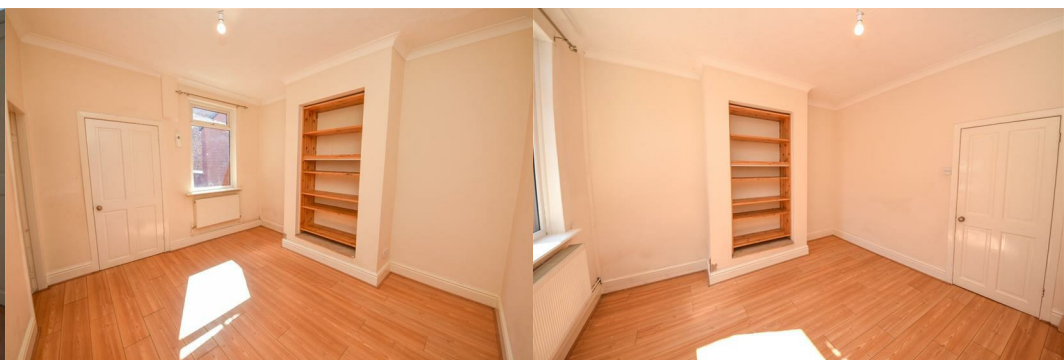
17 First Avenue

Springfield, Wigan, WN6 7AZ

Offers In The Region Of £135,000



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this well appointed 3 bedroom terraced home within close distance of Wigan town centre and in a popular residential location which is suitably located for local schools, amenities and transport links. The accommodation briefly comprises of entrance / vestibule leading to Lounge with feature fireplace and surround, dining room / reception 2 and to the rear elevation there is a separate fitted kitchen with access to the rear garden. To the first floor there are three bedrooms and a family bathroom with shower suite in white. To the second floor is a converted loft roof which would make a wonderful playroom / home office / study and has its own stairs access. The property is warmed by Gas Central Heating and also benefits from a neutral décor and double glazing throughout. The property would benefit from some cosmetic modernisation but is perfect for 1st time buyer or buy to let investor. Early internal viewing is a must to be fully appreciated. No Upward Chain.



GROUND FLOOR

Entrance / Vestibule

Lounge

Dining Room / Reception 2

Kitchen

FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bedroom 3

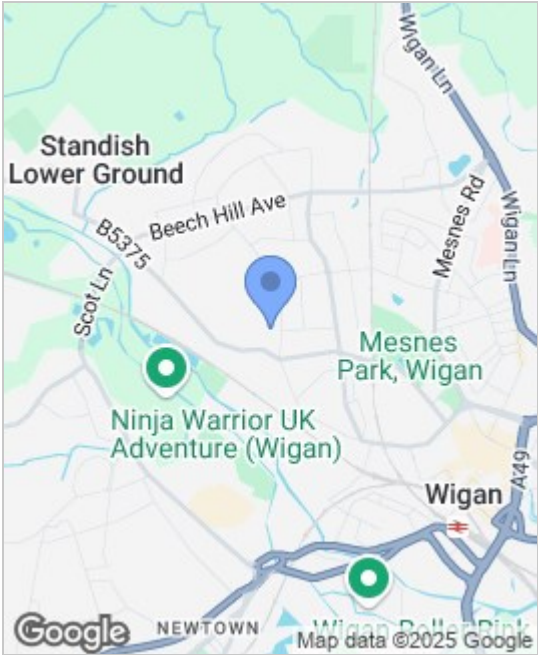
Bathroom

SECOND FLOOR

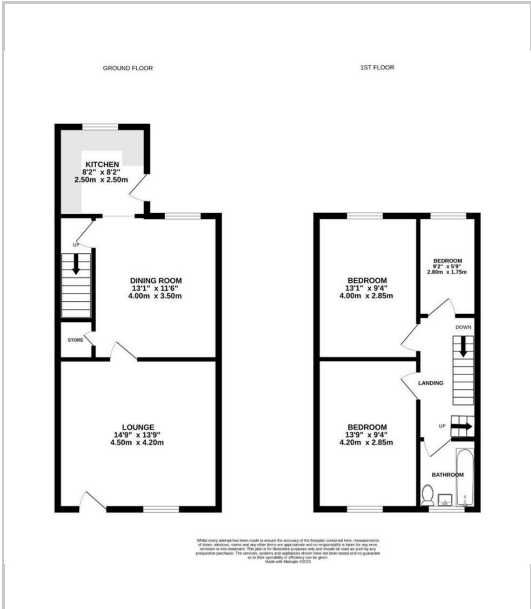
Loft Room

EXTERNAL

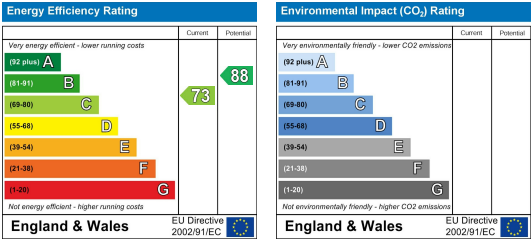
Area Map



Floor Plans



Energy Efficiency Graph



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