



68 Hodges Street

Springfield, Wigan, WN6 7JD

Price £185,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented three bedroom mid terraced family home that is located in a popular residential location and is conveniently located for local schools, amenities and transport links including a short walk to Mesnes Park and Wigan Town Centre. In brief the accommodation comprises of entrance / hallway, lounge with bay window and modern fire and surround and to the rear elevation there is a spacious dining room / reception 2 which then leads into a stunning modern fitted kitchen with integrated appliances, worktops to compliment and door provides access to the rear garden. To the first floor the landing provides access to three good sized bedrooms and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a modern tasteful décor throughout. Externally to the front elevation there is a low maintenance garden with brick perimeter and gated access. To the rear elevation there is a patio garden with perimeter fencing and rear gated access. The property would be perfect for couple or family and early internal viewing is essential to appreciate this beautiful home.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

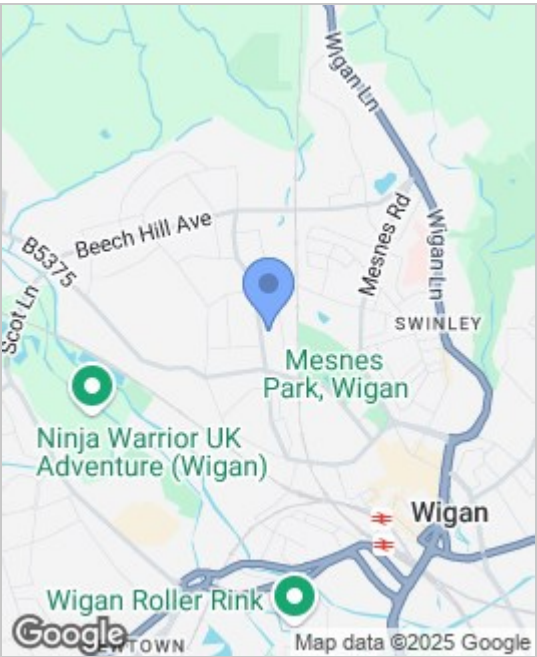
EXTERNAL

Rear Garden

ADDITIONAL INFORMATION

Pursuant to the Estate Agents Act 1979 - Miss Amanda Newton (Employee of Sapphire Homes @ 80 Market Street, Wigan, WN1 1HX) holds a vested interest in the sale of the property @ 68 Hodges Street, Springfield, Wigan, WN6 7JD

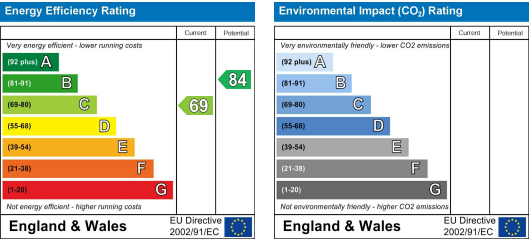
Area Map



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 firms employment has the authority to make or give any representation or warranty in relation to the property.

