



16 Blackthorn Avenue

Springfield, Wigan, WN6 7SA

Offers In The Region Of £170,000



Sapphire Homes are delighted to offer For Sale this wonderfully maintained 3 bedroom semi detached family home that is located in a sought after area of Beech Hill and offers close proximity to local schools, amenities and transport links. The property has a tasteful décor throughout and offers a modern standard of living which excellent value for money. In brief the property comprises of a porch which leads to entrance / hallway, generous lounge with feature wood burner and to the rear elevation is an open plan modern fitted kitchen / dining room with French doors leading to the rear garden. To the first floor the landing provides access to two double bedrooms and a family bathroom with three piece suite in white with shower over bath. To the second floor is a dormered loft room with window to the rear elevation. The property is warmed by Gas Central Heating and also boasts a modern tasteful décor and UPVC double glazing throughout. To the front elevation is a driveway which has been newly laid and provides ample off road parking and leads to a single garage to the side elevation. To the rear there is a good sized garden which offers lots of potential for landscaping and has a patio area and large lawned area with perimeter fencing. The property is perfect for couple or family and early internal viewing is a must to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

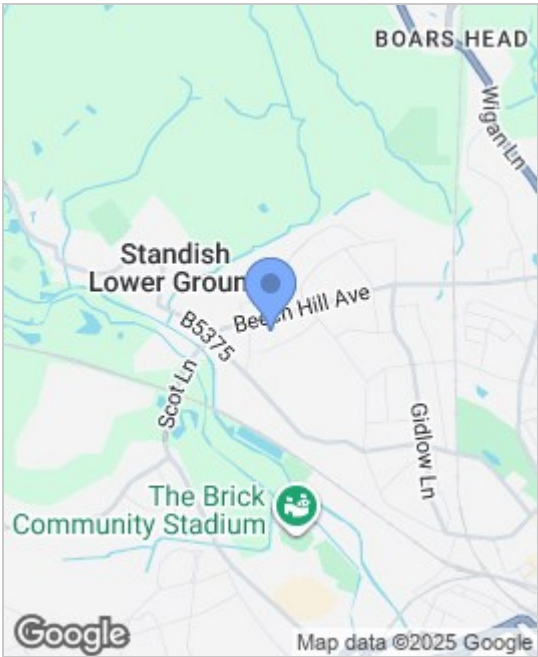
SECOND FLOOR

Loft Room / Bedroom 3

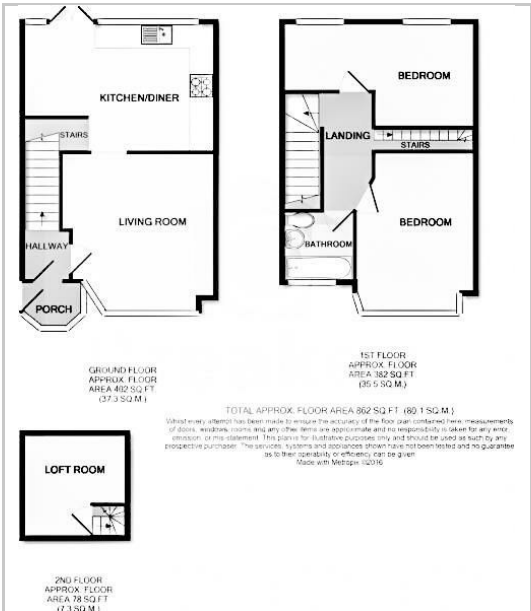
EXTERNAL

Rear Garden

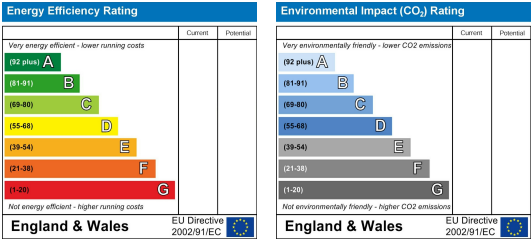
Area Map



Floor Plans



Energy Efficiency Graph



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