

MORGAN H LEWIS



Asking Price £140,000

Springfield Road, Wigan WN6 7BB

- *No Chain!
- *Two Reception Rooms
- *Fantastic Investment Opportunity
- *Three Bedrooms
- *Fitted Kitchen and Shower Room

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A fantastic opportunity for first time buyers and rental investors, this terraced house has three bedrooms and is situated along Springfield Road, in the heart of Springfield within walking distance of Mesnes Park, the Town Centre and Stations for travel to Liverpool and Manchester.

There is central heating and double glazing and the accommodation briefly comprises, to the Ground Floor, entrance hall with uvpc entrance door and stairs to first floor, lounge at front with fireplace and electric fire, double glazed bay window and radiator, dining room to the rear with fireplace and gas fire, double glazed window and radiator, kitchen with base units, larder, and free standing unit, single drainer sink unit, radiator, double glazed window and external door.

To the First Floor there is a large landing with skylight. Three good sized bedrooms, each with double glazed window, with the master bedroom spanning the entire width of the house and benefiting from two windows, giving the next owner the opportunity to split this into two rooms if needed, a family bathroom finishes off the first floor, with suite comprising bath with shower over, washbasin and low level WC, double glazed window and radiator.

Externally, the property benefits from a paved yard, which is lovely and bright, providing a low maintenance area to relax or enjoy the outdoors as well as a handy single garage. The property is double glazed and centrally heated and whilst it requires some updating it offers fantastic potential.

There is no onward chain and viewings are recommended to appreciate both the location and the accommodation on offer.

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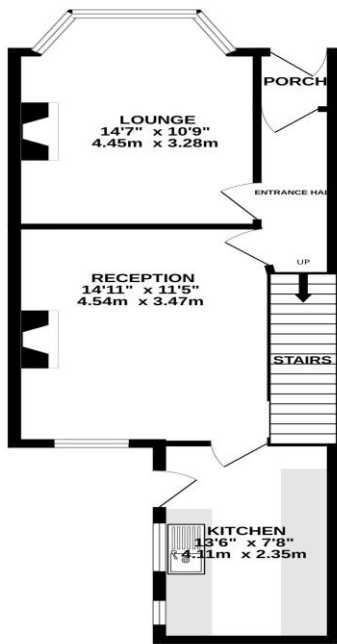


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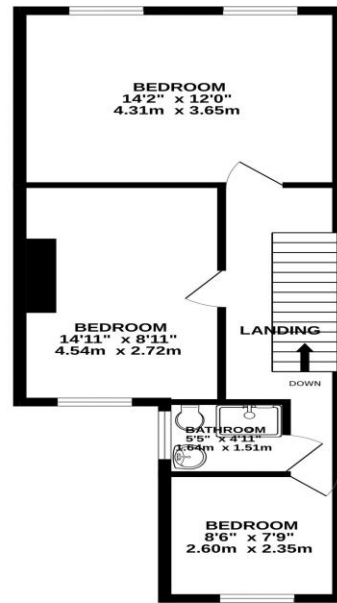


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GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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