

MORGAN H LEWIS



Asking Price £170,000

Springfield Road, Wigan WN6 7RL

- *Charming Semi Detached Home
- *Two Bedrooms and Two Reception Rooms
- *Recently Fitted Shaker Style Kitchen
- *New Boiler
- *Ample Driveway Parking
- *Summer House

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This charming semi-detached home sits on a desirable South-Easterly facing plot with beautifully maintained gardens. Offering a comfortable and inviting atmosphere, it's conveniently located with easy access to Wigan Town Centre, retail parks, and the motorway. With all essential amenities within walking distance, this well-proportioned property provides a perfect balance of an immaculate interior and private outdoor spaces. It's a home that's truly move-in ready, having been cared for by its current owners and presented to the lovely standard as a family home.

The layout briefly includes an entrance hallway with a staircase leading to the first floor and a cosy lounge at the front. The lounge is enhanced by an attractive fireplace and flows seamlessly into the stylish kitchen. The kitchen, which was fitted in 2024 is fitted with a range of timeless shaker-style cream units, offering space for all the necessary appliances, including a new oven which was fitted in 2025, wooden effect countertops, and laminate flooring that continues throughout the ground floor. Adjacent to the kitchen is the conservatory, which serves as a peaceful retreat, perfect for family meals and providing access to the rear garden. The ground floor is completed by a recently refurbished downstairs w.c. The property is also warmed throughout by a new boiler.

Upstairs, you'll find two spacious bedrooms and the family bathroom. The master bedroom benefits from fitted wardrobes and built in storage cupboard. The family bathroom fitted with a contemporary three piece suite, including w.c., basin and shower over bath. Externally, the property is set on a lovely plot with secure gated off-road parking leading to a gravel driveway, all screened by mature plants. The side and rear gardens offer a private and secure outdoor retreat, lovingly maintained with well-stocked borders and thoughtfully designed for privacy. The flagged gardens wrap around the house, creating an ideal space for outdoor dining, plus there's an additional garden space hidden away at the bottom of the garden.

An additional summer house allows the next owners to enjoy the gardens whatever the weather. Viewings are now invited for this beautifully presented home.

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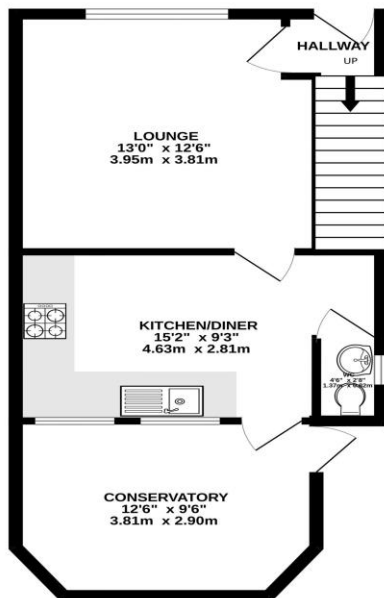


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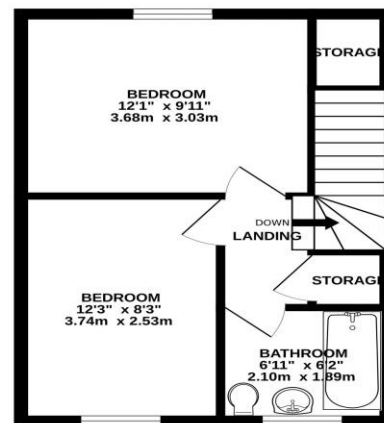


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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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