

FOR SALE

14, Victoria Avenue, Springfield, WN6 7AN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



14, Victoria Avenue, Springfield, WN6 7AN

A extraordinary three bedroom terrace house with sleek elegant interior.



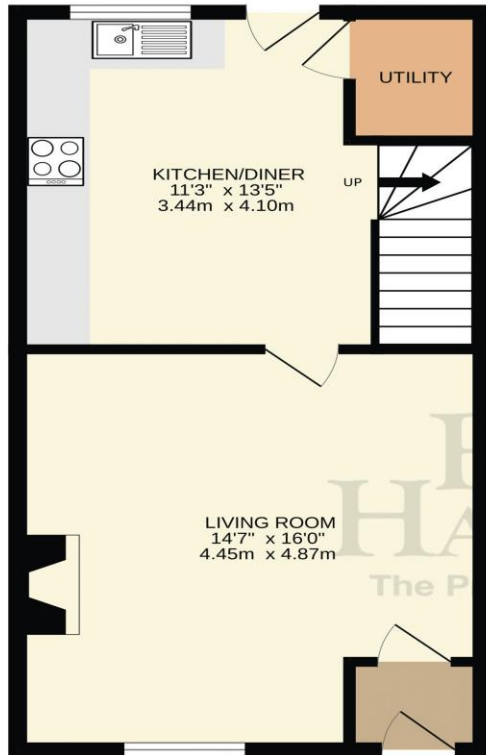
- Newly refurbished 3 bed terrace
- Stylish contemporary interior
- Stunning Wren fitted kitchen diner
- Separate utility space
- High quality flooring
- Gas central heating / Double glazing
- Electrics & gas serviced annually
- 846 SQ.FT.

Nestled on a tranquil residential lane, a stone's throw from Wigan's bustling town centre, stands a charming garden-fronted terraced home, instantly recognisable by its vivid red door. Step through to discover an interior that has been transformed with sleek, modern elegance—a sight truly worth beholding. Upon entry, the vestibule greets you with durable LDV flooring, leading to a generously sized, brightly lit lounge adorned with custom-built storage solutions. The room exudes a modern vibe that seamlessly transitions into a magnificent kitchen diner. The kitchen is equipped with superior wall and base units, complete with Corian countertops, exuding opulence with features like soft-closing mechanisms, smartly integrated storage, glass-fronted cabinets, an undermount sink, and built-in appliances including an oven, hob, and extractor. The high-quality LDV flooring and tastefully tiled walls enhance the overall aesthetic. Adjacent to this culinary haven is a practical utility area, accommodating larger appliances and the recently serviced boiler. Ascending to the upper level, the home offers a flexible arrangement of three bedrooms—two spacious doubles and a cozy single—perfect for family living or remote work. The living quarters are rounded off with a well-appointed 3-piece bathroom, boasting a shower-tub combo and ample storage space. Over the past five years, the residence has seen comprehensive renovations. In 2018, a structural overhaul was completed, featuring a fully damp-proofed ground floor, fresh plastering, and professional paintwork. The vestibule roof was expertly repointed in 2021. The heart of the home, a new Wren kitchen, was installed in 2018, along with a bespoke Neville Johnson shelving unit in the living room and a modern electrical panel in 2019. The property also received new, resilient external doors in 2018. The current owners have bestowed great care upon the home since, fitting new window locks for enhanced security and conducting annual electric and gas safety inspections.

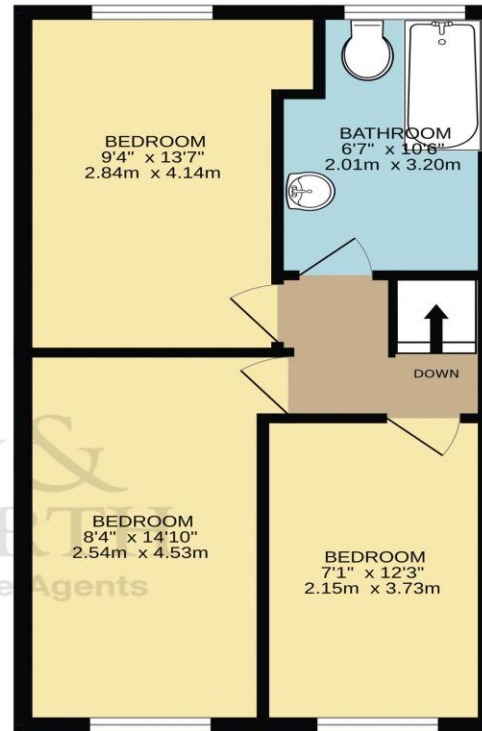




GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.

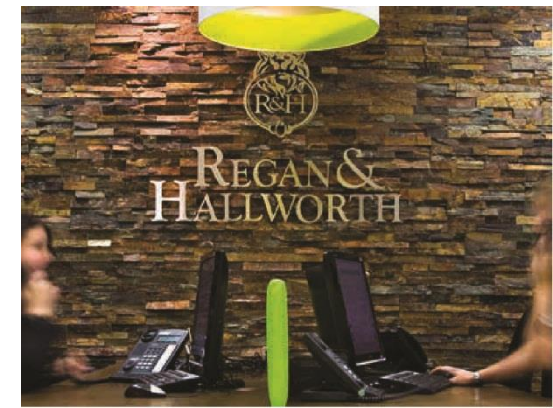


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TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

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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www.reganandhallworth.com