

194, Hodges Street, Springfield , WN6 7JG

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

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1996



194, Hodges Street, Springfield , WN6 7JG

Outstanding two bed, mid-terrace home located close to town centre and Mesnes Park.



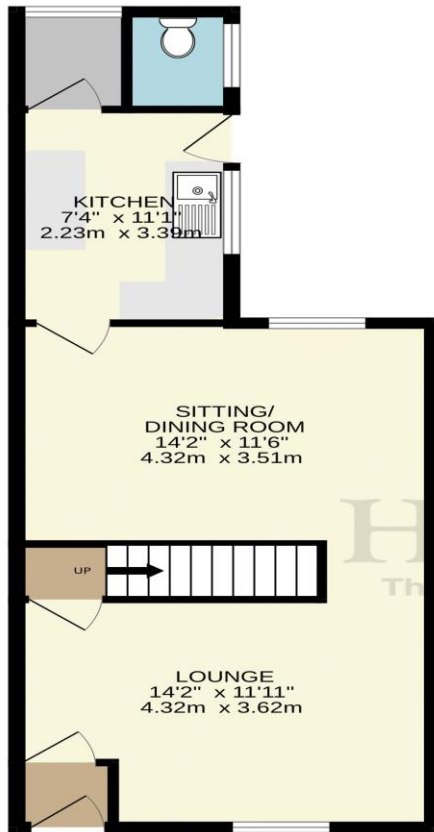
- Excellent mid-terrace garden fronted home
- Modern fitted kitchen with cooker
- Two good sized bedrooms
- SOLD WITH NO ONWARD CHAIN
- Superb sized reception rooms
- Cloakroom/wc and shower room
- Front and rear gardens
- 864 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this impressive, garden fronted mid-terrace home located in the ever-popular area of Springfield. Hodges Street would make an excellent first-time buyer's home or a superb investment opportunity. The property is located close to Wigan town centre with all its amenities, bus and train station, outstanding schools for all ages, Mesnes Park and is just a short drive to several major motorway networks. Internally the property's accommodation is set over two floors and in brief comprises entrance hallway, large formal lounge / sitting room located to the front, good sized separate dining room located to the rear, modern fitted kitchen and then a utility room and cloak room wc with door leading out to the rear gardens. Up on the first floor the landing area opens to give access to a large master double bedroom located to the front and a second double bedroom located to the rear with an en-suite shower and sink. Externally the property has a walled, well-maintained garden to the front and a larger than average enclosed rear yard style garden. Internal inspection is highly recommended to truly appreciate the deceptive size, lovely gardens and excellent location.

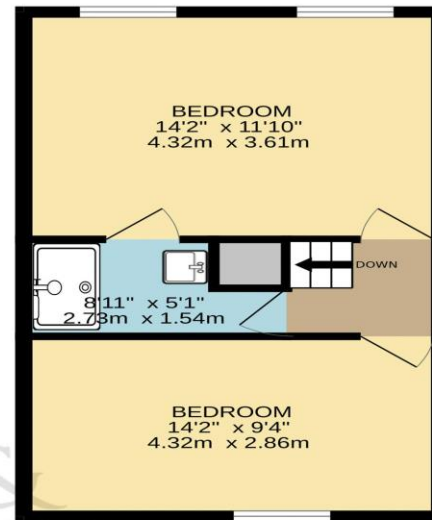




GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

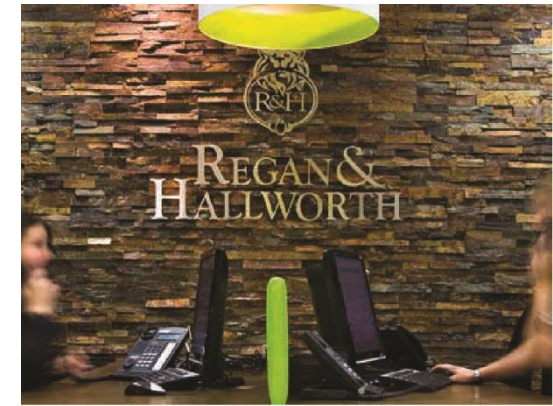


1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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