

FOR SALE

1A, Newman Avenue, Springfield, WN6 7RE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1A, Newman Avenue, Springfield, WN6 7RE

A spacious 3 bed terrace house with great refurbishment potential.

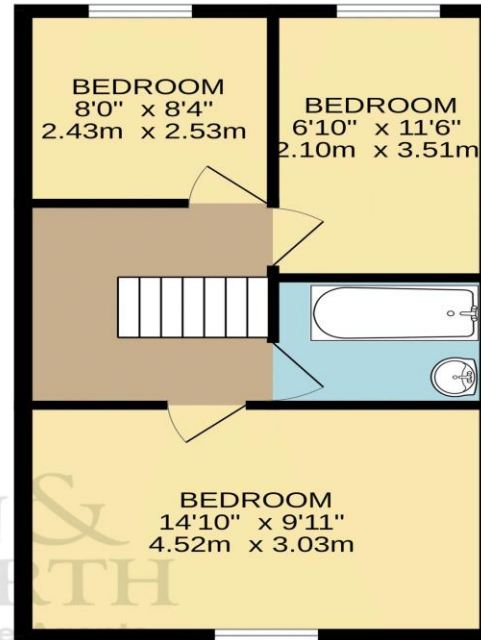
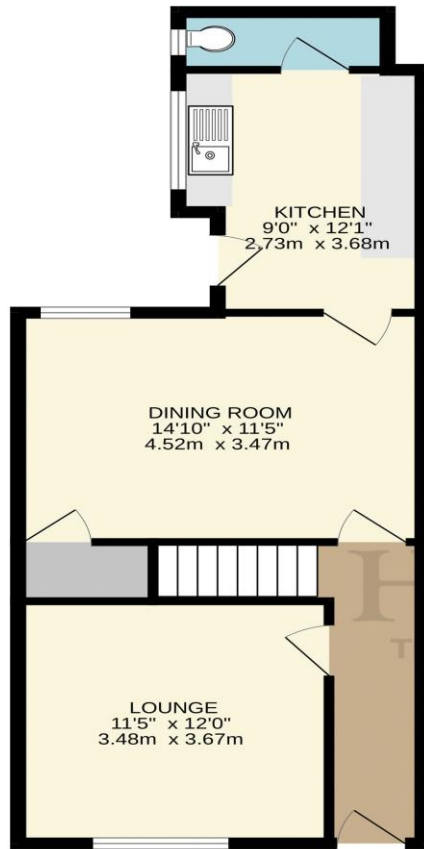


- Spacious 3 bed terrace
- Two reception rooms
- Electrics recently updated
- No chain delay
- Popular location close to town
- Double glazing
- Ground floor WC
- 914 SQ.FT.

1a Newman Avenue is a realistically priced three bedroom terrace house in a highly sought after residential area within walking distance to Mesnes Park and Wigan town centre. Clean and tidy, the house benefits from double glazing and has recently had all the electrics updated but the decor is dated and requires modernising. Currently there is no central heating although gas has been installed into the property and there is a smart modern gas fire in the larger rear reception room.

Offering fantastic potential it has been extended to the rear to offer spacious accommodation set across two floors comprising briefly of a welcoming entrance hallway, two reception rooms, a kitchen and a handy ground floor WC whilst upstairs there are three bedrooms and a centrally located bathroom. This is a perfect home for any buyer looking for an affordable three bed home that they can put their own stamp on. Available with the benefit of no chain, viewing are highly recommended.



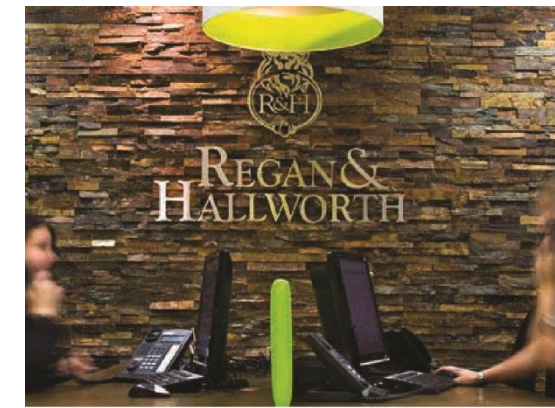


TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

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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