

8, Land Street, Springfield, WN6 7DH



## 8, Land Street, Springfield, WN6 7DH

*Competitively priced starter home offered to the market with no chain delay.*



- Smart modern starter home
- Ideal for first time buyer
- Close to town centre
- No chain delay
- 2 bedrooms / 1 reception room
- Competitively priced
- South facing to the rear
- 673 SQFT

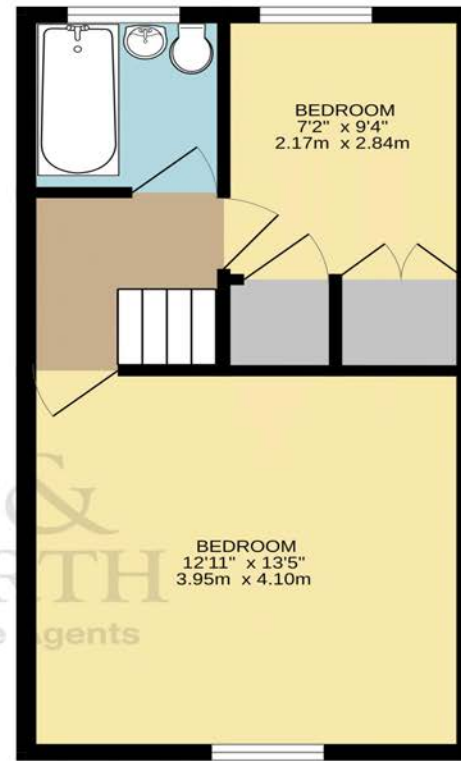
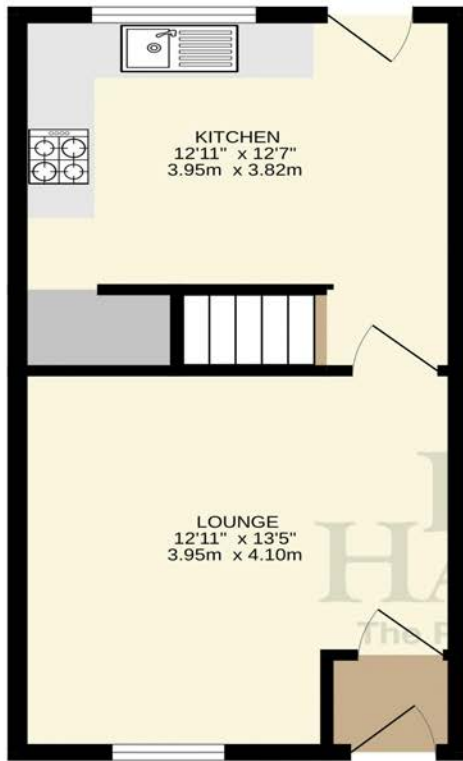
Enjoying considerable eye-catching kerb appeal & fully available with the added benefit of no chain delay, this competitively priced mid terrace home is enviably located on the hugely sought after Land Street which rests a short walk into Wigan Town Centre plus both train stations.

Boasting a local authority regeneration grant some years ago, the property benefitted from a completely new front skin, rebuilt chimney, a new rear wall & smart, fully working Upvc sash windows too. Internally, the property is arranged across two floors that in brief comprise; a spacious front lounge / sitting room with feature fireplace, plus a modern-style fitted breakfast kitchen to the rear. Upstairs, there are two good sized bedrooms with the generous master bed benefitting from fitted units, plus there is a principal bathroom suite.

Externally, the home boasts a terrace-style, walled garden to the rear with a sunny, south facing aspect. Early viewings are highly recommended on this excellent starter property. No chain delay.





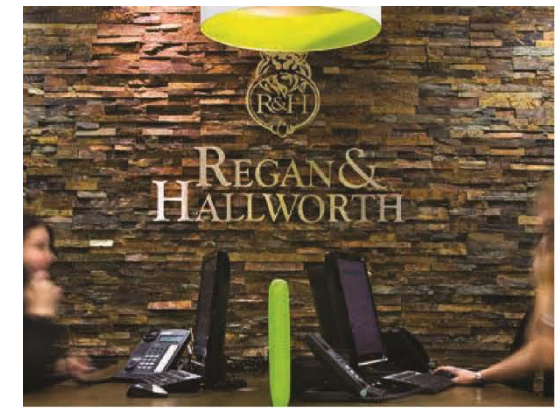


TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

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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