

136, Springfield Road, Wigan, WN6 7RD





## 136, Springfield Road, Wigan, WN6 7RD

*A spacious 3 bed semi-detached house with south facing garden & excellent 37ft garage.*



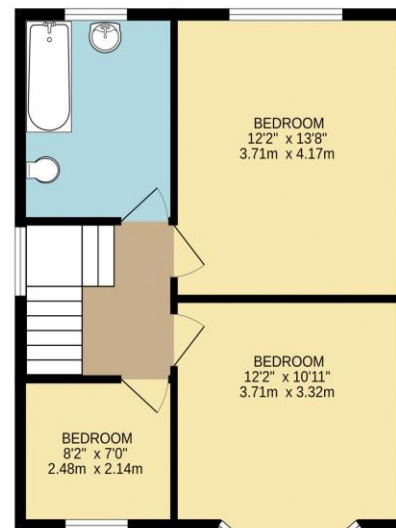
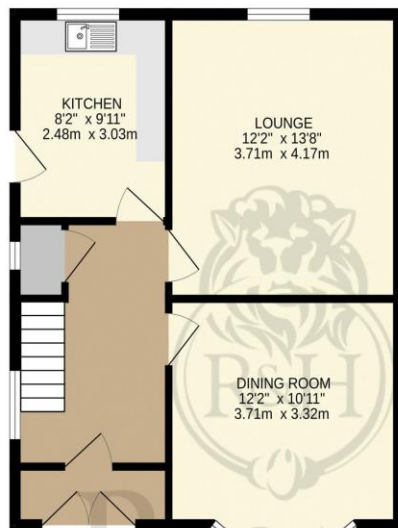
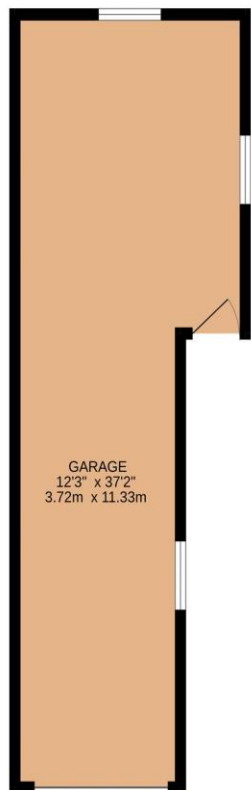
- Superb 1930's 3 bed traditional home
- Sunny south-westerly aspects
- Substantial 37ft garage & workshop
- Freehold & no chain delay
- Mature & private rear garden
- Spacious rooms full of potential
- Large hallway & 2 reception rooms
- 1393 SQ.FT. in total

Enviably positioned on the hugely popular Springfield Road & benefiting from a sunny, south-westerly rear aspect & substantial detached garage - this pretty 1930s semi-detached home enjoys lots of traditional charm & would be ideal for first time buyers or a young family moving up the housing ladder. Semi-detached houses along Springfield Road are always very popular and what makes this house stand out is its size. Built on a larger footprint than many of the other houses it features a distinctive double bay window to front and spacious rooms with high ceilings inside. A notable feature is the large hallway at its heart leading to two charming reception rooms both featuring fireplaces and large windows making them light and airy. To the rear of the property there is a fitted kitchen whilst upstairs arranged around the landing are three spacious bedrooms (buyers will definitely see the difference in size compared to a typical 1930's semi) and a lovely family bathroom. The house has been immaculately maintained with good quality double glazing throughout, an economical gas central heating system with combination boiler and modern electrics and whilst the decor requires updating it offers fantastic refurbishment potential. Externally, the gardens are lovely and private with a good sized driveway and a the rear which is south-westerly facing. Located in the rear garden the garage is another key highlight. Measuring 37ft in length it provides excellent garage and workshop space with the added potential for conversion into an outside office / garden room or even annexe (subject to necessary planning approval) Available with no chain delay, early viewings are highly recommended.









REGAN & HALLWORTH  
The Professional Estate Agents

TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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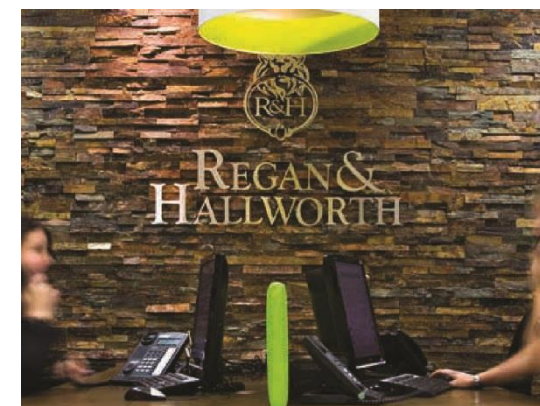
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