

FOR SALE

5, Manning Avenue, Springfield, WN6 7PF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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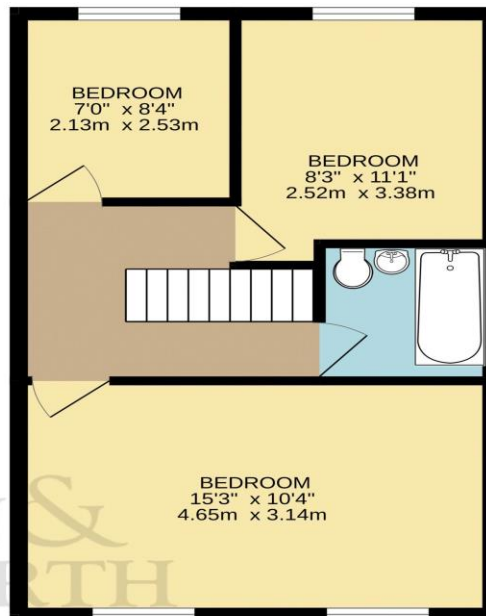
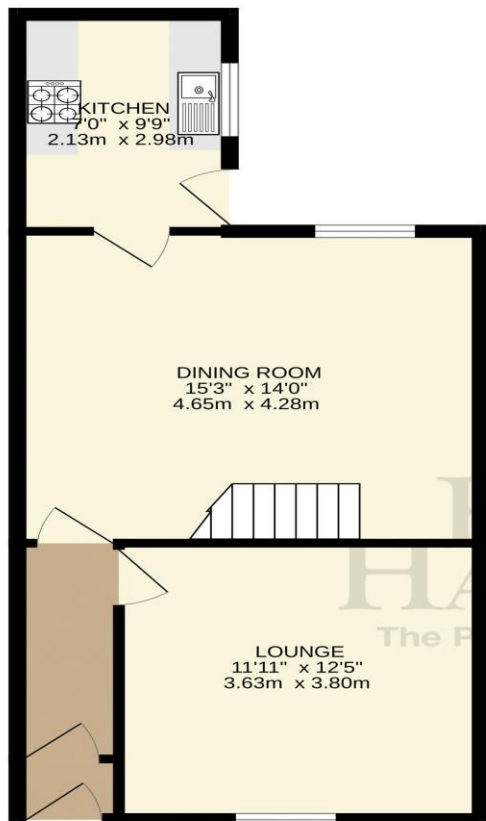
Impressive, beautifully presented mid terrace home offered to the market with no chain delay.



- Spacious mid terrace home
- 3 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Beautifully presented throughout
- Ideal starter home / investment
- Sunny, south facing rear aspect
- Available chain free
- 877 SQFT

Offering smart, modern interiors and a deceptive 877 square feet of generously proportioned living space - this superbly presented mid terrace home has benefitted from numerous upgrades & improvements throughout & would be the perfect starter property for any first time buyers looking for a home they can just move into. Boasting fresh plasterwork in parts, newly laid floorings, complete redecoration, new radiators & internal doors and a sleek new fitted kitchen - the home also provides a light, contemporary finish that should make it very popular with modern buying tastes. In brief the property comprises two large reception rooms, with the pretty front lounge boasting elegant high coved ceilings, plus the smart newly fitted kitchen. Upstairs there are three bedrooms & a modern principal bathroom suite, whilst to the rear is a low maintenance walled yard which enjoys a southerly facing aspect. Locally, the property is conveniently positioned a short walk to Wigan Town Centre & both train stations, plus is a stone's throw from Springfield's various shops & amenities. Early viewings are essential. No chain delay.





TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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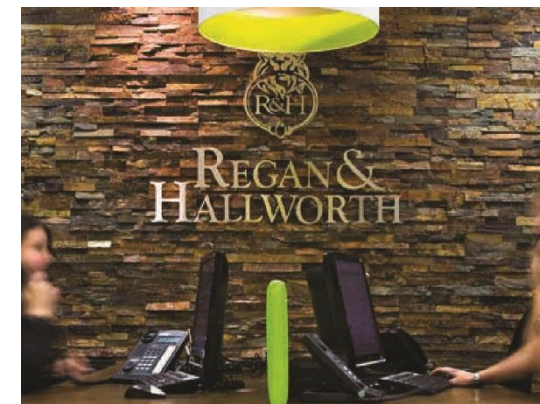
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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