

FOR SALE

89, Spring Street, Wigan, WN1 3EX



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Now Available with NO ONWARD CHAIN – Ideal for First-Time Buyers, Commuters or Investors

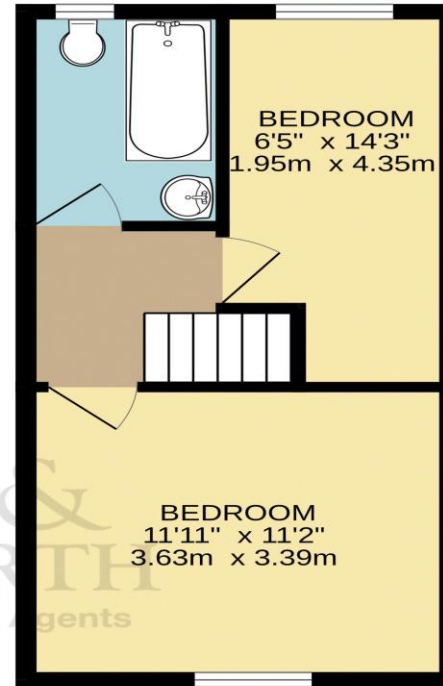
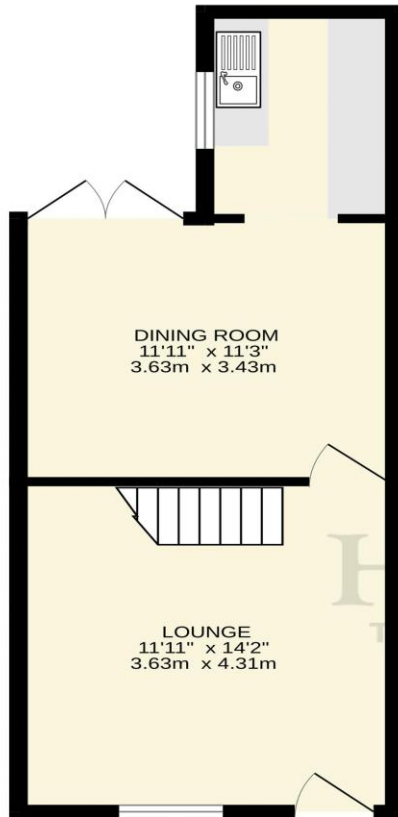


- Extended terrace house
- Two bedrooms
- Two reception rooms
- Gas central heating & double glazing
- Close to town centre
- Newly refurbished bathroom
- Freshly decorated & new flooring
- 658 SQ.FT. / no chain delay

This spacious extended two-bedroom terraced home is conveniently located on a quiet street within easy walking distance (5–10 minutes) of Wigan town centre, bus and train stations, local schools, and a short drive to major motorway links—making it an excellent choice for commuters, first-time buyers, or investors, with potential rental yields of over 6% annually. The property has recently benefitted from fresh decoration and newly installed flooring throughout. It comprises a generous lounge/sitting room to the front, a 2nd reception room / dining room to rear with open plan access to a fitted kitchen features a range of modern wall and base units. Upstairs, a central landing leads to a large double bedroom at the front, a good sized bedroom to the rear and a newly refurbished family bathroom fitted with a WC, sink, and a bath with overhead shower. Externally, the property benefits from on-street parking to the front and a spacious enclosed yard at the rear—ideal for outdoor seating or storage.







TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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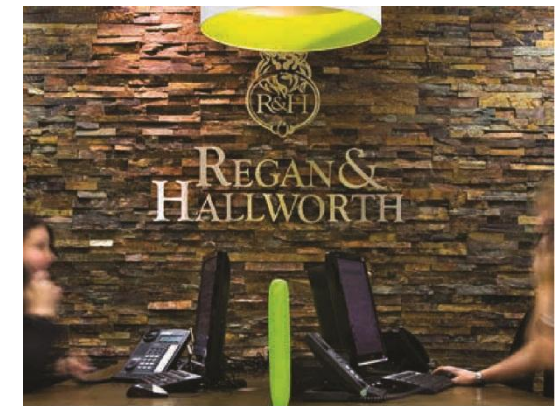
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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