

FOR SALE

97, Springfield Road, Springfield, WN6 7RD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



97, Springfield Road, Springfield, WN6 7RD

Beautifully presented 1930s semi-detached home with superb landscaped garden.



- Beautiful 1930s semi-detached
- Contemporary open plan design
- Ideal starter home
- Viewings essential
- 3 bedrooms / 2 reception rooms
- Impeccably presented throughout
- Beautiful landscaped garden
- 738 SQFT

Enviably positioned on the hugely popular Springfield Road & benefiting from impeccable presentation & a beautiful landscaped rear garden - this pretty 1930s semi-detached home enjoys lots of traditional charm coupled with a contemporary interior & would be ideal for a young family or first-time buyers moving up the housing ladder.

The property internally is set across two floors & benefits from a much improved, remodelled open plan layout which is very much in line with modern buyers' tastes. In brief the living space comprises; an entrance hallway, lovely front lounge with feature bay window & feature fireplace, plus the superb rear kitchen diner. The kitchen itself has been cleverly opened up to create a more family-friendly open plan living space, plus there are French Doors that open out onto the rear garden. Upstairs, there are three bedrooms, two of which boast fitted units plus there is a modern, fully tiled family bathroom suite. Externally, the gardens here are superb; the rear has been professionally landscaped & is finished with a large, flagged patio for sitting out plus a low maintenance synthetic lawn.

To the front is a driveway for off road parking, whilst locally the area is conveniently positioned for Wigan Town Centre & its various amenities, plus there are numerous excellent schools close by. Early viewings are highly recommended.







TOTAL FLOOR AREA : 738 sq.ft. (68.5 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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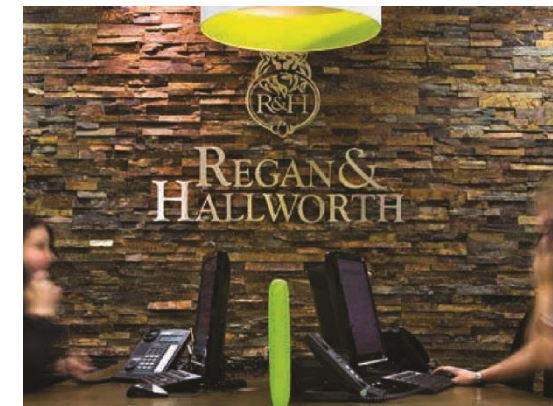
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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