



## 2 Birch Street

Springfield, Wigan, WN6 7EB

**Offers Over £140,000**



Sapphire Homes are pleased to be able to offer For Sale this well presented three bedroom end terraced property in a popular residential that is situated close to local schools, amenities, transport links and a short walk to the town centre and Mesnes Park. The accommodation briefly comprising of entrance / hallway leading to a spacious open plan lounge with through dining area which is also open plan into a fitted modern kitchen with with access to rear garden. To the first floor the landing provides access to three good sized bedrooms and a bathroom with three piece suite in white with shower over bath. The property is warmed by gas central heating and also benefits from double glazing and a modern tasteful décor. Externally there are low maintenance front and rear gardens which offers lots of potential. This property would make a wonderful family home or also ideal for professional / couple. Internal viewings are highly recommended to appreciate in full. No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

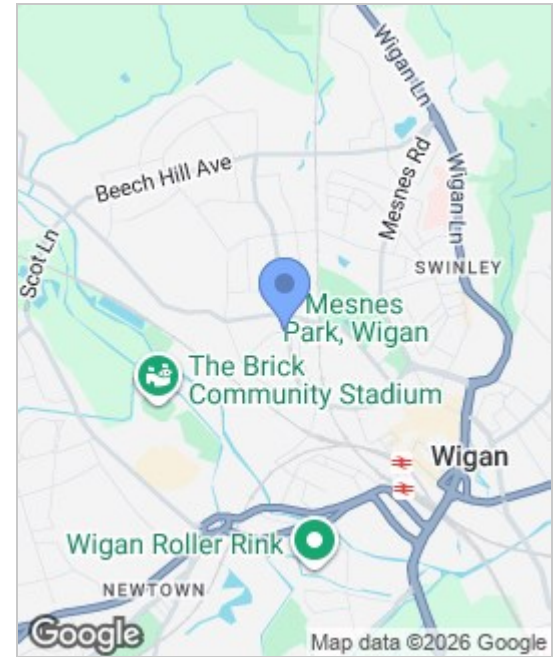
Bedroom 3

Bathroom

## EXTERNAL

Garden

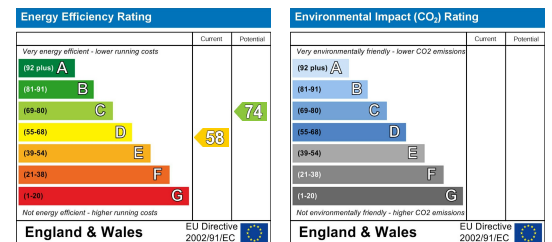
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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