

19, Margaret Street, Springfield, WN6 7LS



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Substantial terrace home offering a sizeable 1215 SQFT of well-presented living space.



- Substantial mid terrace home
- 2 bedrooms plus loft room
- 2 large reception rooms
- Beautifully presented throughout
- Ideal for a first-time buyer
- Generous amount of floorspace
- Close to town centre
- 1215 SQFT

Totalling a generous 1215 square feet of beautifully presented living space - this superb mid terrace home is enviably located down Margaret Street, a hugely popular and quiet setting which boasts convenient access to Wigan Town Centre, various local shops and some excellent schools. The property itself would be the ideal purchase for any young families / first time buyers looking to get onto the property ladder & provides much more floor space than other similarly priced terraces in the area.

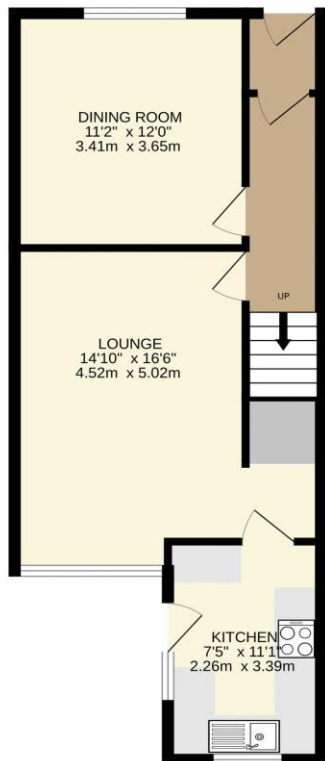
Comprising in brief of; an entrance hallway, main front lounge with elegant, coved ceiling, a large rear sitting room plus a modern fitted kitchen. Upstairs, there are two good sized bedrooms to the first floor plus a notably large principal bathroom suite which was installed 3 years ago. There is also a useful loft conversion with fixed staircase, carpets & Velux windows.

To the rear is a low maintenance terrace style garden. The home is warmed by gas central heating & the boiler is just 5 years old plus the rear section of the roof was completely replaced 6 months ago. Viewings are essential.

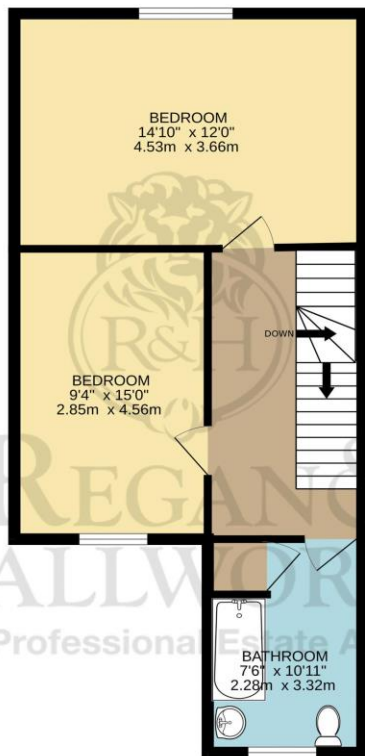




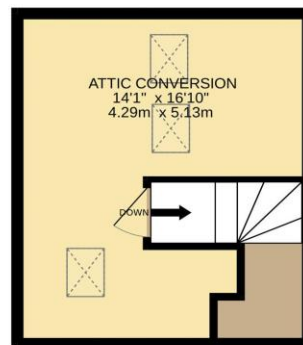
GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.8 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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