



66 Springfield Road

Springfield, Wigan, WN6 7BB

Offers In The Region Of £175,000









Sapphire Homes are delighted to offer For Sale this immaculately presented three bedroom bay fronted end terraced family home that is located in a popular residential location and is conveniently located for local schools, amenities and transport links including a short walk to Mesnes Park and Wigan Town Centre. In brief the accommodation comprises of entrance / hallway, lounge with bay window and to the rear there is a generous reception room with French doors leading to the rear garden and there is access to a separate modern fitted kitchen. To the first floor the landing provides access to three good sized bedrooms and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a tasteful décor throughout. Externally to the front elevation there is a small garden with brick perimeter and gated access and to the rear the garden enjoys a sunny aspect which is perfect for entertaining friends / family and boasts a patio area, well stocked borders, small shed offering useful storage and there is a gate providing access to the side elevation. The property would be perfect for couple or family and early internal viewing is essential to appreciate this beautiful home.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

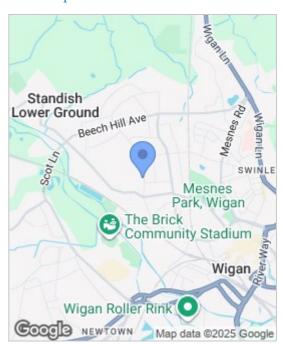
Bedroom 3

Bathroom

EXTERNAL

Rear Garden

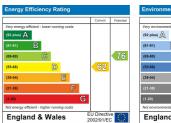
Area Map



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 n representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representat property.

