

**TO LET**

14, Woodhouse Lane, Springfield, WN6 7LF

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents



## 14, Woodhouse Lane, Springfield, WN6 7LF

Recently refurbished three bed mid-terrace home located in the Springfield area of Wigan



- Recently refurbished mid-terrace home
- Modern fitted kitchen with cooker
- Family bathroom with shower
- Close to schools and amenities
- Excellent sized and versatile reception rooms
- Three good sized bedrooms
- Gardens front and rear
- 930 SQ. FT.

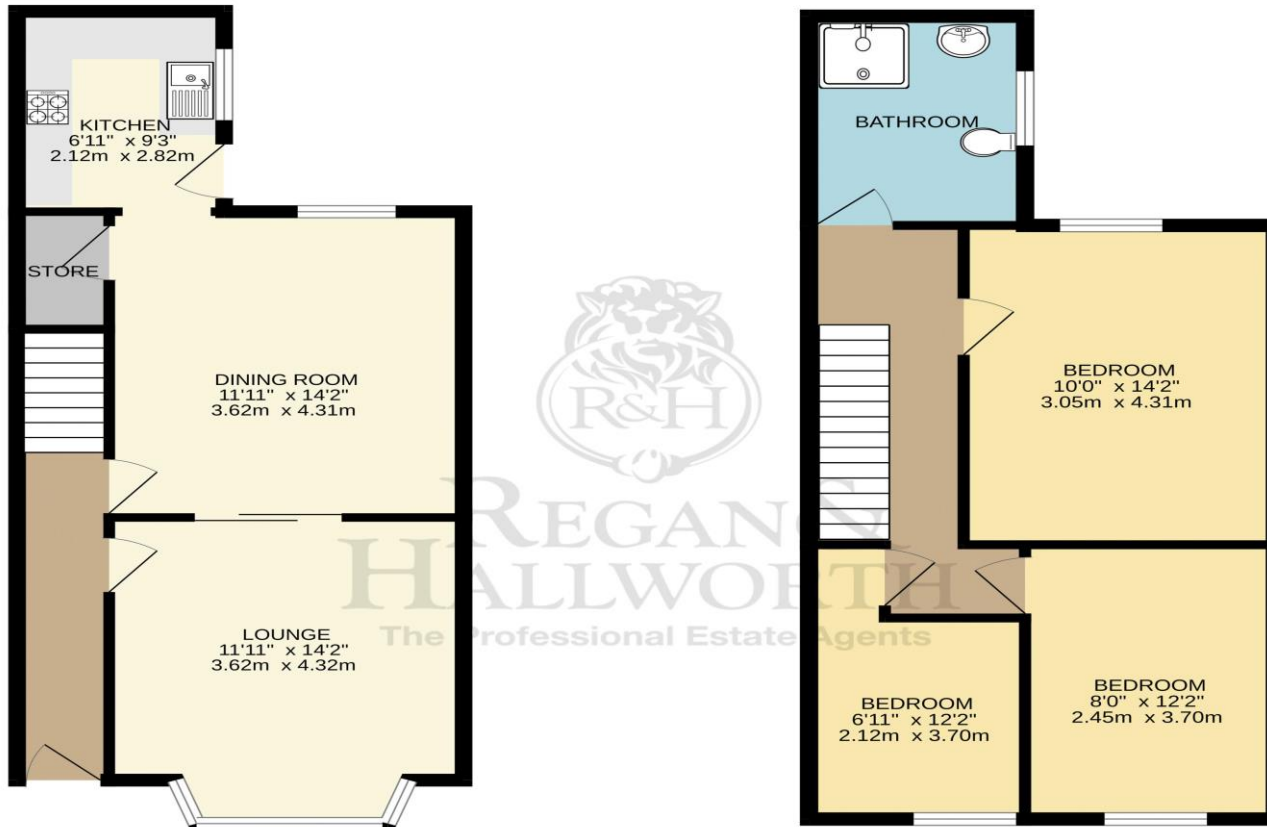
Now available to let is this impressive, recently refurbished traditional three-bedroom mid-terrace property, boasting a classic bay-fronted façade and a private front garden. Set in the ever-popular area of Springfield, Woodhouse Lane offers convenient access to Wigan town centre and its full range of amenities—including bus and train stations, well-regarded schools for all ages, and several major motorway links just a short drive away. Finished to an excellent standard throughout, this property is perfectly suited for a first-time renter or a growing family.

The ground floor accommodation briefly comprises a welcoming entrance hall, a spacious formal lounge to the front featuring a large bay window, and a generously sized separate dining room with a handy storage cupboard. To the rear sits a modern fitted kitchen, boasting an excellent range of wall, base, and drawer units alongside an integrated cooker. Up on the first floor, the central landing leads to a large master double bedroom positioned to the rear, a second double bedroom to the front, and a third well-proportioned single bedroom. All rooms are served by a modern family bathroom fitted with a WC, washbasin, and a separate corner shower cubicle.

Externally, the property benefits from a low-maintenance walled front garden and a good-sized, fully enclosed rear yard. Early viewing is highly recommended to fully appreciate the deceptive size, quality finish, and excellent location of this lovely home.







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TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

**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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