

53 Woodhouse Lane

Springfield, Wigan, WN6 7LN

Asking Price £210,000

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Offered for sale with no onward chain Sapphire Homes are delighted to offer For Sale this deceptively spacious 4 bedroom semi detached property in a popular residential location which is a short walk to Wigan Town Centre and also in close proximity to local schools, amenities and transport links. The accommodation is requires some modernisation and one bathroom completing to finish the property but does offer a neutral decor as well as double glazing and gas central heating throughout The accommodation briefly comprises of entrance / hallway, generous living room with double through doors leading to an impressive kitchen / dining area with access to a downstairs WC as well as French doors leading to the rear garden. To the first floor there is a large bedroom with walk in robe, en-suite shower suite, and a further double bedroom and family bathroom suite in white (this bathroom requires installation completing). To the second floor there is a a further two double bedrooms both with walk in robes, and a further bathroom with three piece suite in white. There are solid oak doors with complimentary handles, kitchen with integrated appliances and a tasteful flooring throughout. To the front of the property there is a small low maintenance garden area with brick wall with railings surrounding the front perimeter. To the rear there is a garden area with patio, artificial lawn, garden room and perimeter fencing. This property offers lots of potential and early viewing is a must to appreciate in full.







GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

W.C.

FIRST FLOOR

Bedroom 1

Ensuite

Bedroom 2

Bathroom (Needs Completing)

SECOND FLOOR

Landing

Bedroom 3

Ensuite

Bedroom 4

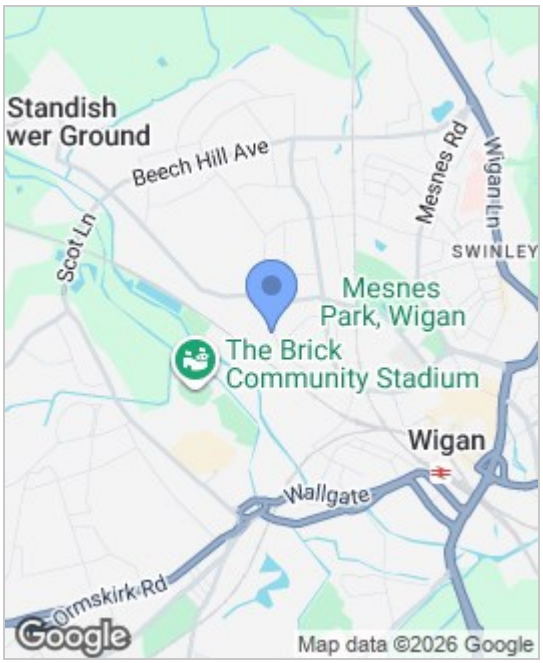
Family Bathroom 2

EXTERNAL

Rear Garden

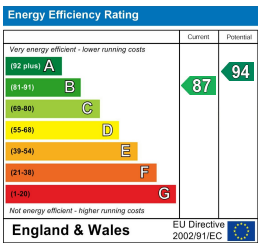
Garden Room

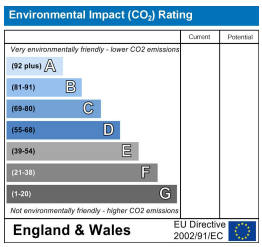
Area Map



Floor Plans

Energy Efficiency Graph





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Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX
T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366