

FOR SALE

28, Norfolk Street, Springfield, WN6 7BJ

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 28, Norfolk Street, Springfield, WN6 7BJ

*Excellent three bed garden fronted semi-detached home located in Springfield*



- Outstanding semi-detached family home
- Modern well equipped fitted kitchen
- Bathroom / shower over bath
- NO ONWARD CHAIN
- Spacious and versatile accommodation
- Three great sized bedrooms
- Gardens to the front and rear
- 1120 SQ. FT.

Set on a popular street in Springfield, Wigan, this impressive three-bedroom semi-detached family home offers generous living space in a fantastic location. Offered for sale with no onward chain, Norfolk Street is ideally placed close to a wide range of amenities, including Wigan town centre with its bus and train stations, Wigan Hospital, highly regarded schools for all ages, and several major motorway links.

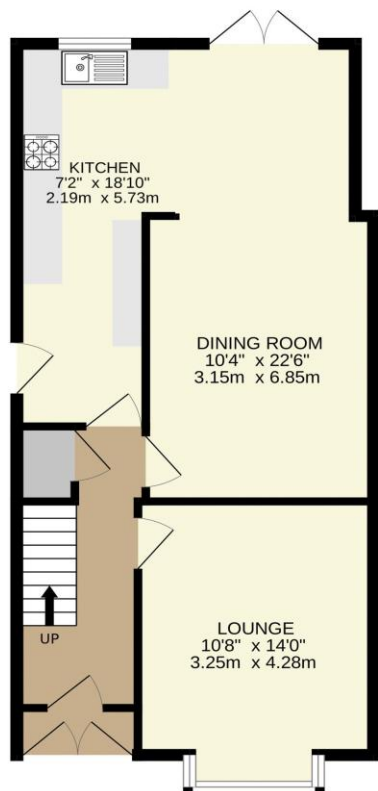
The accommodation briefly comprises a storm porch, entrance hallway with stairs to the first floor, and a spacious formal lounge/sitting room to the front with a bay window. To the rear is a well-equipped fitted kitchen with a range of wall and base units, a good-sized dining room, and an open-plan extension that could be used as a morning room, with double doors leading out to the rear garden. On the first floor are two generous double bedrooms, both with fitted wardrobes, a good-sized single bedroom, and a family bathroom with WC, sink unit, bath, and shower over.

Externally, the front of the property has a walled and gated garden area with on-street parking. To the rear is a deceptively large, private and enclosed garden with a patio, well-maintained lawn, and well-stocked borders. A large workshop at the bottom of the garden offers excellent potential as a home office or gym. Internal viewing is highly recommended to fully appreciate the property's size and outstanding location.

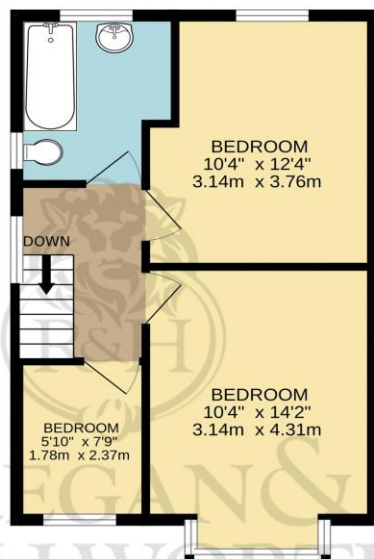




GROUND FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



OUTBUILDING  
143 sq.ft. (13.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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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