FOR SALE

62, Springfield Road, Springfield, WN6 7BB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



62, Springfield Road, Springfield, WN6 7BB

Traditional bay fronted mid-terrace home located in the Springfield area of Wigan



- Spacious bay fronted mid-terrace home
- Modern fitted kitchen with cooker
- Four piece family bathroom suite
- Close to schools and amenities
- Two large reception rooms
- Three bedrooms / loft room
- Front and rear yards
- 1308 SQ. FT.

This is a fantastic opportunity to purchase a truly stunning, traditional bay- and garden-fronted mid-terrace home located in the Springfield area of Wigan. As you would expect, the property boasts many original features along with spacious and versatile accommodation. Springfield Road is situated close to a range of local amenities and the town centre with its bus and train stations. There are a good range of schools locally along with the hospital, Haigh Country Park, and several motorway networks.

Internally, the property offers just over 1,300 square feet, briefly comprising an entrance hallway, a large formal lounge to the front with bay window, a separate dining room, then a modern fitted kitchen offering a range of wall, base, and drawer units and some appliances. Up on the first floor, there are two excellent-sized double bedrooms, a third large single bedroom, a study/utility room, then a modern fitted family bathroom comprising a WC, sink unit, bath, and separate shower unit. There are space-saving stairs that lead from the landing up into the converted loft, which has been used as another bedroom and home office/games room.

Externally, the property has a walled yard-style garden to the front, whilst to the rear, there is a larger-than-normal enclosed yard. Internal inspection is highly recommended to truly appreciate the property's internal condition, its fantastic size, and superb location.



























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TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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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