

FOR SALE

10, Newman Avenue, Springfield, WN6 7RE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Newman Avenue, Springfield, WN6 7RE

Exceptional fully renovated three bed mid-terrace home located in Springfield.



- Fully renovated mid-terrace home
- Spacious and versatile accommodation
- Modern open plan kitchen / dining room
- Three excellent sized bedrooms
- Modern bathroom / shower over bath
- Excellent converted loft space
- Private rear gardens
- 991 SQ. FT.



This is a fantastic opportunity to purchase a truly stunning and fully renovated three-bedroom mid-terrace home located in the Springfield area of Wigan. Newman Avenue has been finished to an exceptionally high standard throughout, making this an ideal turnkey home for a first-time buyer or a growing family. The property boasts excellent access to a range of local amenities, including the town centre with its bus and train stations, outstanding schools for all ages, local parks, and several major motorway networks.

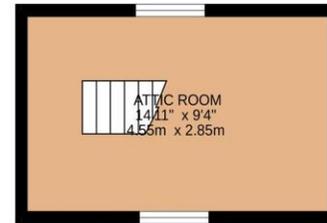
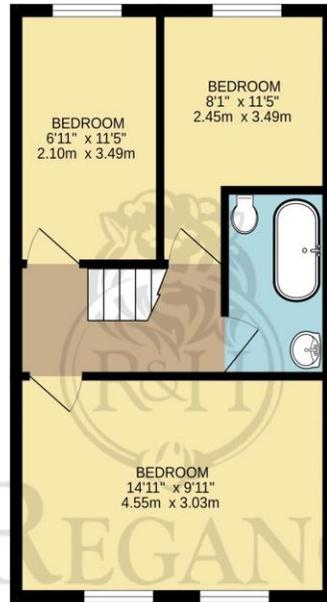
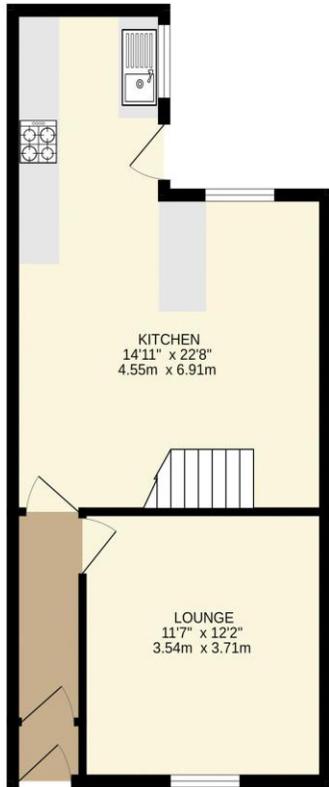
This deceptively spacious property briefly comprises an entrance hallway and a spacious formal lounge/sitting room located to the front. To the rear is an impressive open-plan kitchen/dining room boasting a modern and well-equipped fitted kitchen, a breakfast bar, and a large dining area/second sitting room.

On the first floor, there is a large double master bedroom located to the front of the house, with two further large bedrooms located to the rear. These are served by a modern fitted family bathroom featuring a freestanding bath with a shower over. Space-saving stairs lead from the landing up into the converted loft space, which is currently being used as an excellent office.

Externally, the property has on-street parking to the front, access for parking to the rear, and a good-sized enclosed rear yard-style garden. Internal inspection is highly recommended to truly appreciate the property's exceptional finish, its spacious and versatile accommodation, and its excellent location.

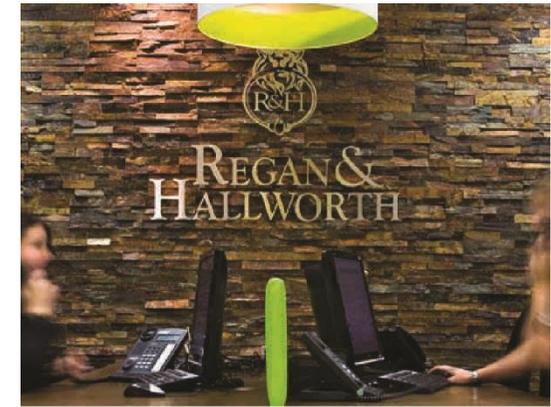






TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) approx.

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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WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



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@reganhallworth

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www.reganandhallworth.com