



Park Road , Springfield, Wigan



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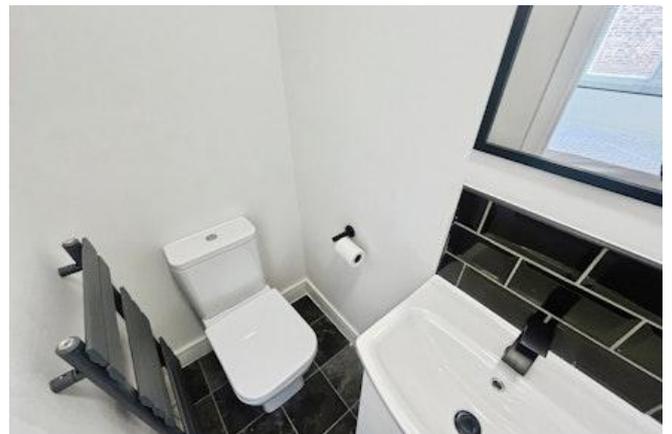
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£495 PCM

- Fully furnished
- Bills Included
- Ensuite room
- Street Parking
- Holding Deposit £114
- Deposit £350
- EPC rating C



This double bedroom with an en suite is part of a furnished six-bedroom shared house is available to let as a licensed HMO in Wigan. Offering six bedrooms and six bathrooms, it is well suited to sharers seeking individual space alongside shared facilities. The property benefits from one kitchen, providing a central hub for cooking and dining.

Located in Wigan, the house is well placed for access to the town's amenities. Wigan town centre offers a range of supermarkets, shops, gyms, cafés and restaurants, including those around the Grand Arcade and along the high street. Local green spaces such as Mesnes Park provide opportunities for walking, running and outdoor relaxation, with lawns, pathways and a café.

Public transport connections are convenient. Wigan North Western station offers mainline services towards Manchester, Liverpool and London, with journeys to Manchester typically around 35–45 minutes and Liverpool around 35–50 minutes, depending on service. Wigan



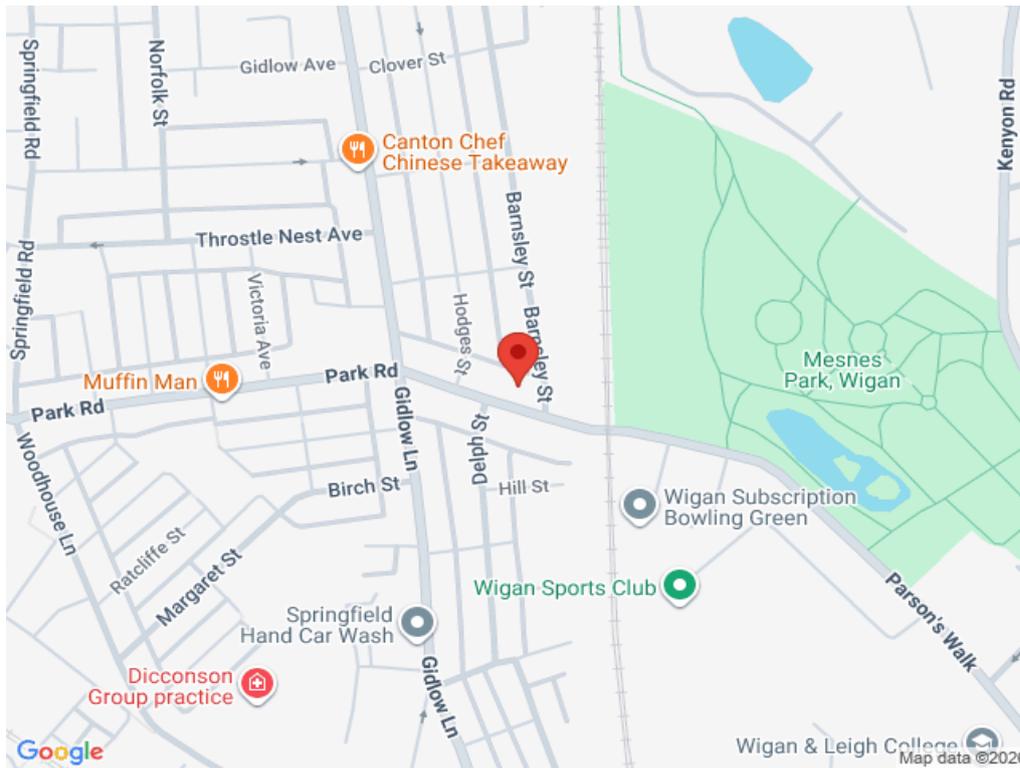
Wallgate station provides additional regional routes across Greater Manchester and Lancashire. Local bus services link surrounding residential areas with the town centre, retail parks and neighbouring districts.

Wigan is also accessible by road, connecting to the wider motorway network for travel across the North West. The town offers a choice of primary and secondary schools, as well as Wigan and Leigh College, all within reach via public transport or short drives.

In summary, this furnished six-bedroom HMO house to let presents practical shared accommodation in a well-connected Wigan location, with access to town centre facilities, parks and transport links.

For information on broadband or mobile coverage in the area, please visit checker.ofcom.org.uk. Should you require EV charging, we advise that you get clarification as to whether the property can support an EV charger. To know if there is a risk of flood at this property, please visit gov.uk/check-long-term-flood-risk.

We have taken every care to ensure that the particulars listed are accurate; however, this cannot be guaranteed. Therefore, we advise that prior to a viewing, any potential tenants or buyers carry out research on the property and let us know if you have any queries we can help with.



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