

1A, Newman Avenue, Springfield , WN6 7RE



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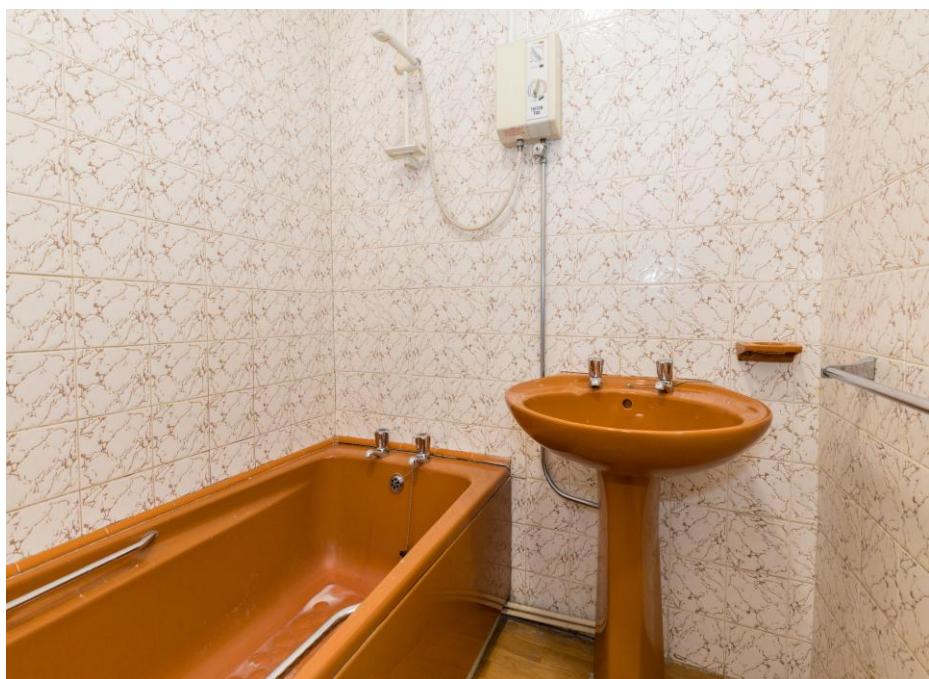
Deceptively spacious three bed mid-terrace home located in Springfield.



- Spacious mid-terrace home
- Two great sized reception rooms
- Three good sized bedrooms
- Close to amenities and transport links
- Well equipped fitted kitchen
- Bathroom and cloak wc
- Private rear yard
- 914 SQ. FT.

Now available to let and located in the ever-popular area of Springfield in Wigan is this three bed mid terrace home. The property boasts fantastic access to a range of local amenities, town centre, Mesnes Park, schools and public transport links. The internal accommodation is deceptively spacious and in brief comprises of entrance hallway, large formal lounge / sitting room located to the front, large separate dining room / reception room two to the rear, well equipped fitted kitchen and then a cloak room wc. Up on the first floor there is a large double master bedroom located to the front of the property, two more great sized bedrooms to the rear and then a bathroom with shower over bath. Externally there is on street parking to the front and an enclosed yard to the rear. Internal inspection is recommended.

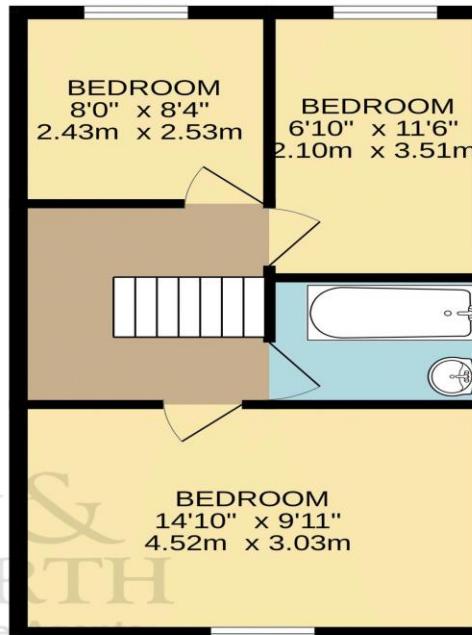




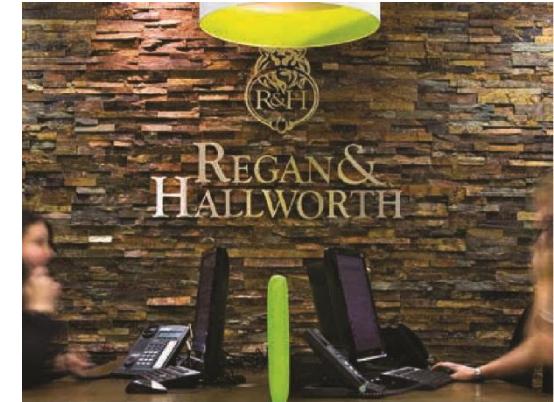
**REGAN &
HALLWORTH**
The Professional Estate & Letting Agents



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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