



## 12 Lower St. Stephen Street

Springfield, Wigan, WN6 7DX

**Price £110,000**



Sapphire Homes are pleased to offer For Sale this two bedroom mid terraced home situated within half a mile of Wigan town centre and all town centre facilities. The property is also situated close to more local amenities and a short walk from a selection of schools. The accommodation briefly comprises of entrance / vestibule, lounge, reception 2 / dining room and separate fitted kitchen. To the first floor the landing provides access to three bedrooms and bathroom with 3 piece suite with shower over bath. To the front the property is small garden with brick and railing perimeter and gated access. To the rear there is a patio garden with rear gated access. The property is warmed by gas fired central heating and has double glazing but would benefit from a refurbishment / modernisation throughout and is likely to appeal to a first time buyer or investor purchase. Early internal viewing is recommended to appreciate the potential in full. No Upward Chain.





GROUND FLOOR

Entrance / Vestibule

Lounge

Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

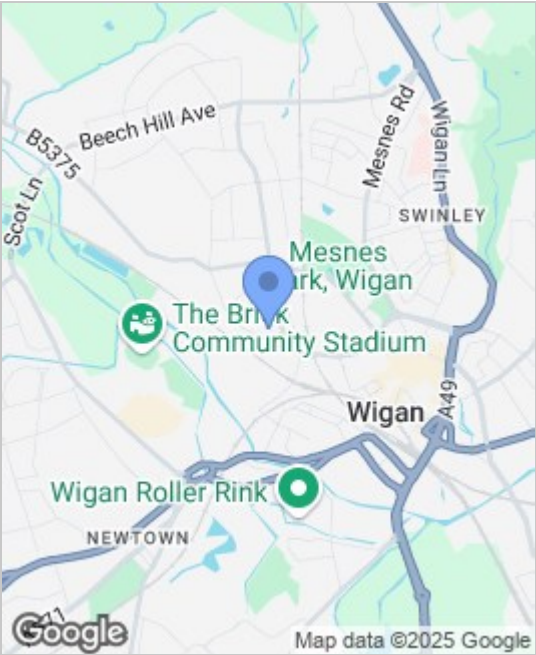
Bedroom 3

Bathroom

EXTERNAL

Rear Garden

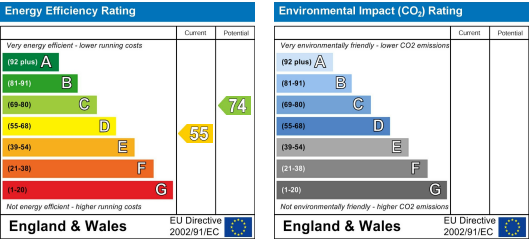
Area Map



Floor Plans



Energy Efficiency Graph



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