



## 41 Throstlenest Avenue

Springfield, Wigan, WN6 7AR

**£875 PCM**



Well presented 3 bedroom mid terraced property in a popular residential location that offers a high standard throughout and is certain to appeal to professional, couple, family. The accommodation briefly comprises of entrance / hallway leading to a generous lounge, dining room and separate modern fitted kitchen with access to the rear garden. To the first floor there is a generous landing area, three good sized bedrooms and a spacious family bathroom comprising of a three piece suite in white with shower over bath. The property has been rewired throughout, new internal doors (with the majority being fire doors), neutral décor, carpeted flooring and fitted blinds throughout. To the rear the property also benefits from double gates offering the potential for off road parking. Internal viewings are a must to appreciate this wonderful attractive property. No Smoking.



GROUND FLOOR

Entrance / Hallway

Lounge 12'1" x 11'0" (3.68 x 3.35)

Dining Room 14'3" x 12'3" (4.34 x 3.73)

Kitchen

FIRST FLOOR

Landing

Master Bedroom 14'3" x 9'8" (4.34 x 2.95)

Bedroom 2 12'1" x 8'2" (3.68 x 2.49)

Bedroom 3 9'0" x 7'0" (2.74 x 2.13)

Bathroom

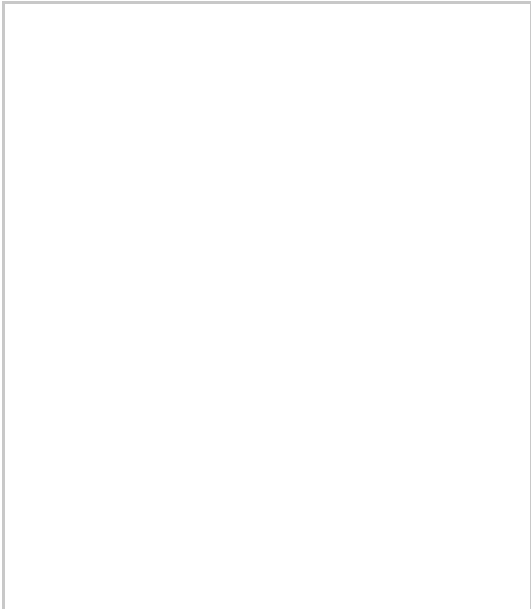
EXTERNAL

Rear Garden

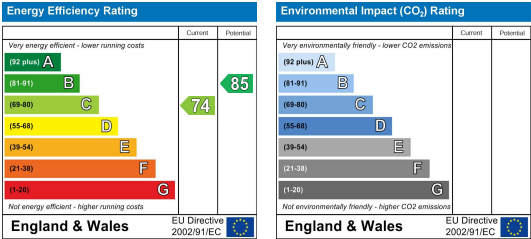
Area Map



Floor Plans



Energy Efficiency Graph



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