



258 Woodhouse Lane

Springfield, Wigan, WN6 7NN

Asking Price £135,000



Sapphire Homes are delighted to be in a position to offer For Sale this well maintained and deceptively spacious 3 bedroom mid terraced property located in a popular residential location that is close to local schools, amenities, transport links and is a short walk to the Town Centre. This property benefits from UPVC double glazing and is warmed by Gas Central Heating. The accommodation briefly comprises of entrance / vestibule which leads to lounge, dining room / reception 2 and the inner hallway provides access to a family bathroom with three piece suite in white and there is a separate fitted kitchen to the rear elevation with access to the rear garden. To the first floor the landing area offers access to three good sized double bedrooms with the master having fitted robes. Externally there is a low maintenance front garden and to the rear there is a patio area, artificial lawn, shed offering storage and rear gated access. This house would be perfect for a 1st time buyer, couple or small family and internal viewings are highly recommended to appreciate in full. No Upward Chain.



Rear Garden

Standish Lower Ground

Beech Hill Ave

Scot Ln

B5375

Mesnes Park, Wigan

The Brick Community Stadium

Wigan Roller Rink

Wigan Ln

Google

NEWT Map data ©2025 Google

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Energy Efficiency Rating

Rating Band	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Current Score: 67		Potential Score: 80

Not energy efficient - higher running costs

England & Wales EU Directive 2010/31/EC

Environmental Impact (CO₂) Rating

Rating Band	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Current Score: 67		Potential Score: 80

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2010/31/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to this property.

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