



24 Throstlenest Avenue

Springfield, Wigan, WN6 7AR

Offers Around £169,995



Sapphire Homes are delighted to offer For Sale this traditional, attractive and deceptively spacious 3 bedroom mid terraced home that is located in a very popular area, within walking distance of the historic Mesnes Park and Wigan's bustling town centre, and offers wonderfully presented and well appointed accommodation. This three bedroom property is situated on the popular Throstlenest Avenue and is immaculately presented offering a fantastic opportunity for it's next owner to move in with ease. In brief the accommodation comprises of a welcoming entrance / hallway with staircase rising to the first floor and doors leading into the good-sized lounge and to the rear there is a open plan luxury fitted kitchen / dining room with island feature, range cooker and worksurfaces to compliment with access to the rear garden. To the first floor the landing provides access to three good sized bedrooms and a newly installed luxury 3 piece bathroom with shower over bath The property is warmed by Gas Central Heating and also boasts UPVC double glazing throughout and a newly refreshed décor as well as new flooring throughout which helps to compliment this wonderful home. Externally the property is garden fronted with brick perimeter and gated access and to the rear there is a generous garden which enjoys a sunny aspect and offers lots of potential. This property is perfectly suited to professional, couple or family and early viewings of this lovely home are now welcomed to avoid disappointment.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

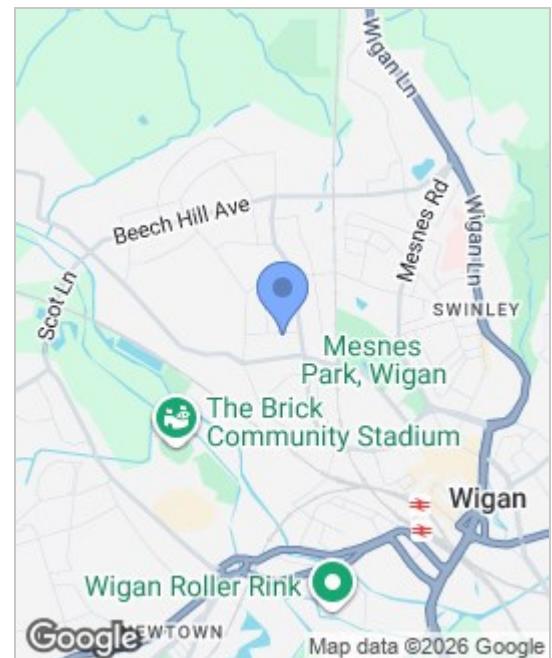
Bedroom 3

Bathroom

EXTERNAL

Rear Garden

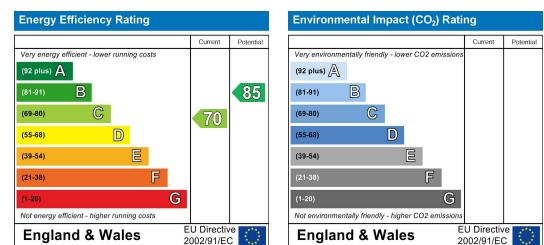
Area Map



Floor Plans



Energy Efficiency Graph



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 them as containing representations 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 respect of this property.



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