



## 7 Land Street

, Wigan, WN6 7DH

**Price £125,000**



Sapphire Homes are delighted to offer For Sale this well maintained two bedroom mid terrace situated in the heart of Springfield and in close proximity to a local park, a short walk to Wigan town centre, Mesnes Park as well as excellent local schools, amenities and transport links. The accommodation is deceptively spacious throughout and briefly comprises of entrance / vestibule, lounge, and to the rear elevation there is a fitted kitchen with door to the rear garden. To the first floor the landing provides access to a double bedroom and family bathroom with a modern three piece suite in white and to the top floor there is a further double bedroom. The property is warmed by Gas Central Heating and also boasts a modern decor and double glazing throughout. Externally the property is pavement fronted and to the rear is a private low maintenance garden with perimeter wall and rear gated access. Early internal viewing is highly recommended to appreciate in full. No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen

## FIRST FLOOR

Landing

Bedroom 2

Bathroom

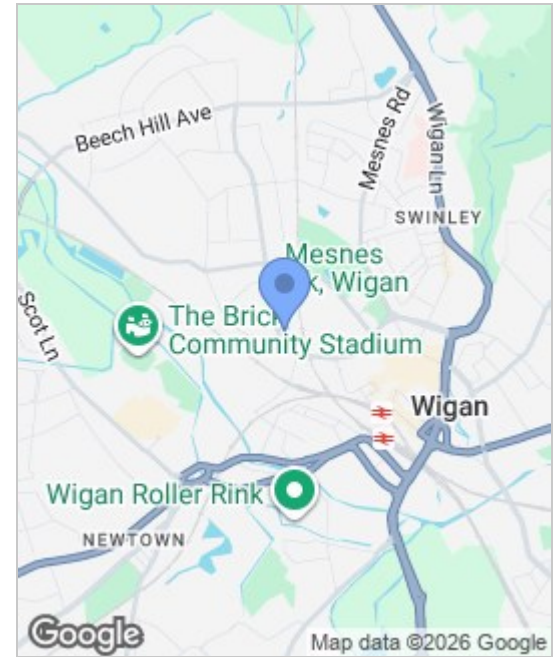
## SECOND FLOOR

Bedroom 1

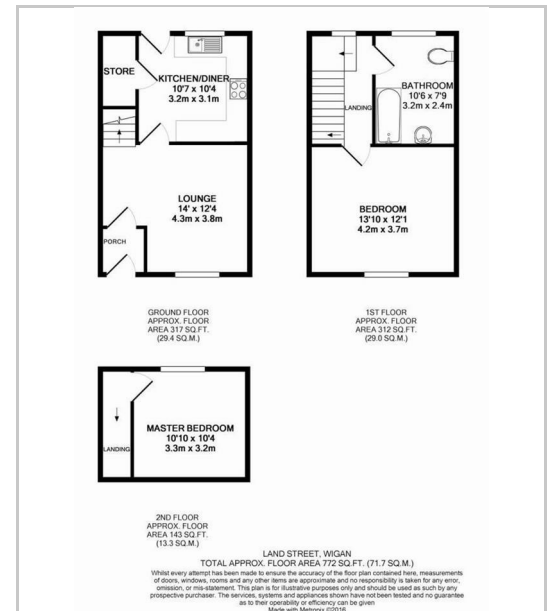
## EXTERNAL

Rear Garden

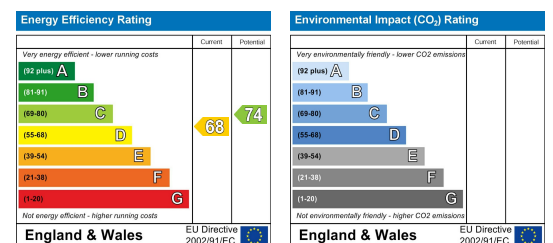
## Area Map



## 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 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 on behalf of the property.



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