



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 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

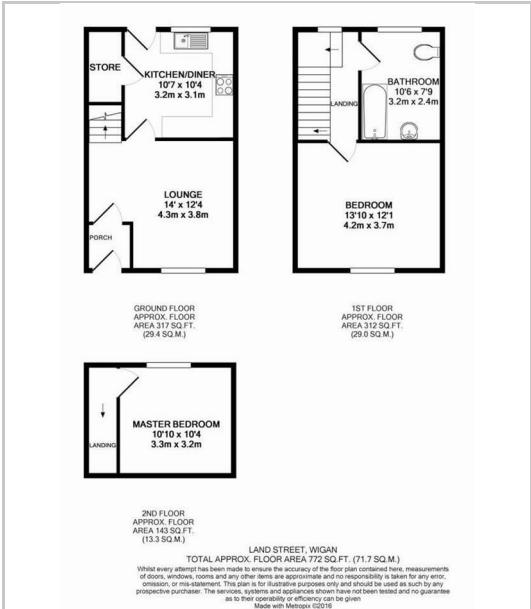
EXTERNAL

Rear Garden

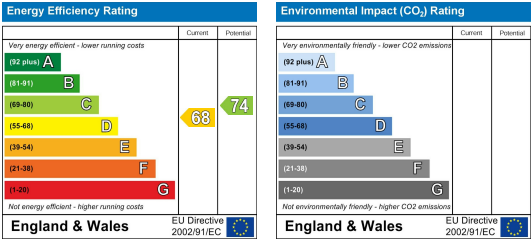
Area Map



Floor Plans



Energy Efficiency Graph



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