



21 Birch Street

Springfield, Wigan, WN6 7EB

Offers Over £120,000



Sapphire Homes are pleased to offer For Sale this two bedroom mid terraced home situated within half a mile of Wigan town centre and all town centre facilities. The property is also situated close to more local amenities and a short walk from a selection of schools. The accommodation briefly comprises of entrance / hallway, lounge, reception 2 / dining room with open plan separate fitted kitchen, two generous bedrooms and bathroom with 3 piece suite in white and shower over bath. To the front the property is small garden with path leading to front door and to the rear is a patio garden with rear gated access. The property is warmed by gas fired central heating and has double glazing but would benefit from a refurbishment / modernisation throughout and is likely to appeal to a first time buyer or investor purchase. Early internal viewing is recommended to appreciate the potential in full. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

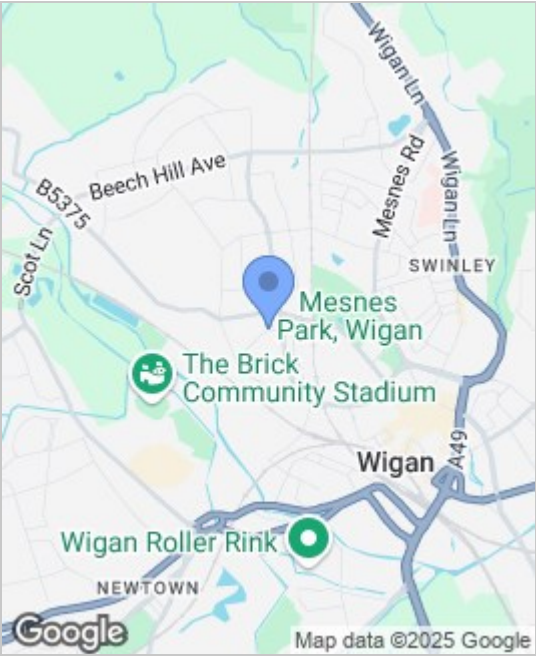
Bedroom 2

Bathroom

EXTERNAL

Rear Garden

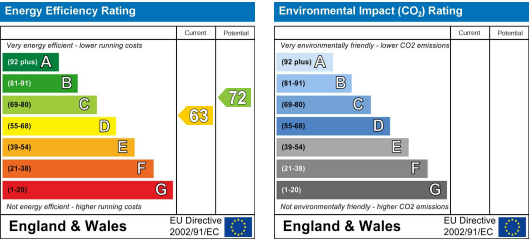
Area Map



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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty on behalf of the property.

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