



## 66 Springfield Road

Springfield, Wigan, WN6 7BB

**Offers In The Region Of £175,000**



Sapphire Homes are delighted to offer For Sale this immaculately presented three bedroom bay fronted end terraced family home that is located in a popular residential location and is conveniently located for local schools, amenities and transport links including a short walk to Mesnes Park and Wigan Town Centre. In brief the accommodation comprises of entrance / hallway, lounge with bay window and to the rear there is a generous reception room with French doors leading to the rear garden and there is access to a separate modern fitted kitchen. To the first floor the landing provides access to three good sized bedrooms and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a tasteful décor throughout. Externally to the front elevation there is a small garden with brick perimeter and gated access and to the rear the garden enjoys a sunny aspect which is perfect for entertaining friends / family and boasts a patio area, well stocked borders, small shed offering useful storage and there is a gate providing access to the side elevation. The property would be perfect for couple or family and early internal viewing is essential to appreciate this beautiful home.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

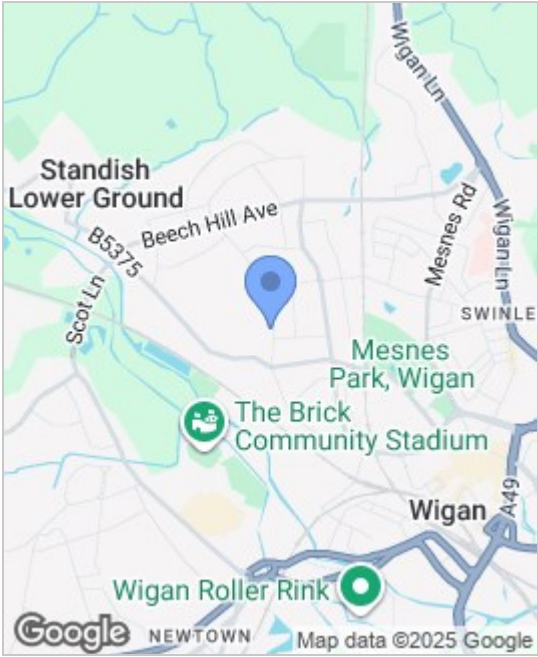
Bedroom 3

Bathroom

EXTERNAL

Rear Garden

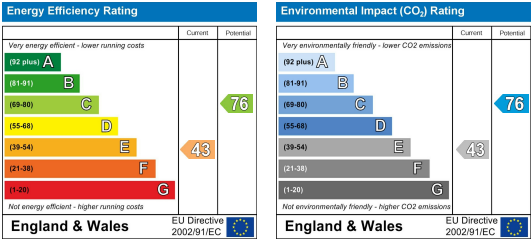
Area Map



Floor Plans



Energy Efficiency Graph



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