



35 Diggle Street

Springfield, Wigan, WN6 7LR

Offers Over £129,950



Available with no onward chain Sapphire Homes are pleased to present to the market this well presented two bedroom pavement fronted mid terraced property. Situated close to Wigan town centre along with schools, amenities and transport links, Mesnes Park is less than a 10 minute walk from the property. The accommodation briefly comprises of entrance / vestibule leading to a spacious lounge, reception 2 / dining room and to the rear elevation is a good sized fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to two generous sized bedrooms and a family bathroom with three piece shower suite. The property is warmed by Gas Central Heating and is fitted with double glazing throughout and whilst some cosmetic modernisation would be beneficial the property offers lots of potential. Eternally the property is pavement fronted and to the rear the garden enjoys a sunny aspect and offers lots of potential for further landscaping as it is mainly paved with perimeter fencing and rear gated access but offers potential for someone to remodel the garden. This property would suit first time buyer or buy to let investor and early internal viewings are highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Vestibule

Lounge

Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

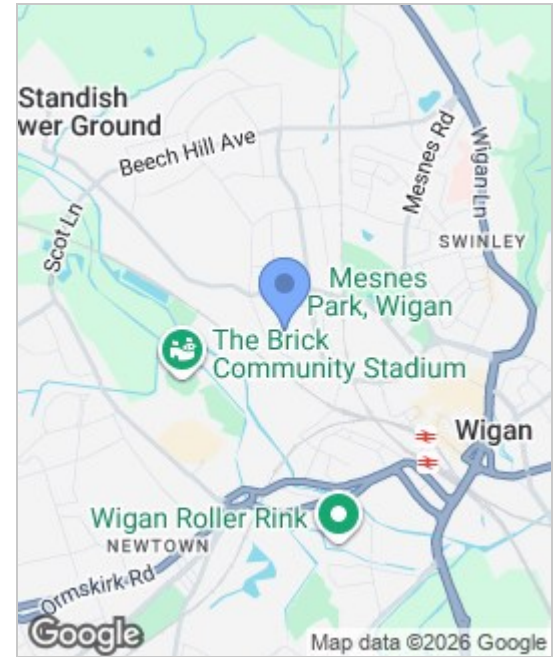
Bedroom 2

Bathroom

EXTERNAL

Rear Garden

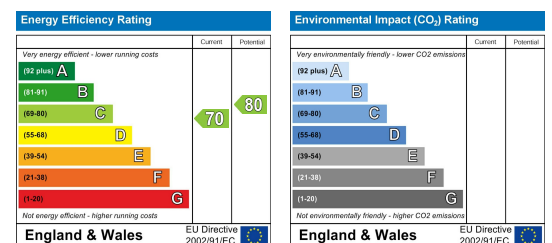
Area Map



Floor Plans



Energy Efficiency Graph



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