



## 1 Beech Hall Street

Springfield, Wigan, WN6 7HX

**£875 PCM**



Beautifully presented 3 bedroom end terrace property in popular residential location close to local amenities, schools, transport links and a short walk to Wigan Town Centre and Mesnes Park. The property boasts many original features but has been expertly modernised and would make a wonderful family home. The accommodation briefly comprises of entrance / hallway leading to generous reception room to the front elevation, separate dining room / reception 2 and to the rear elevation there is stunning kitchen and a family bathroom with modern three piece suite in white with shower over bath. To the first floor the generous landing area provides access to 3 good sized bedrooms. The property boasts gas central heating and double glazing throughout and has low maintenance gardens to the front and rear with the rear offering gated access. Early internal viewing is highly recommended to appreciate this wonderful home on offer. No Smoking



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

Bathroom / Wetroom

## FIRST FLOOR

Landing

Bedroom 1

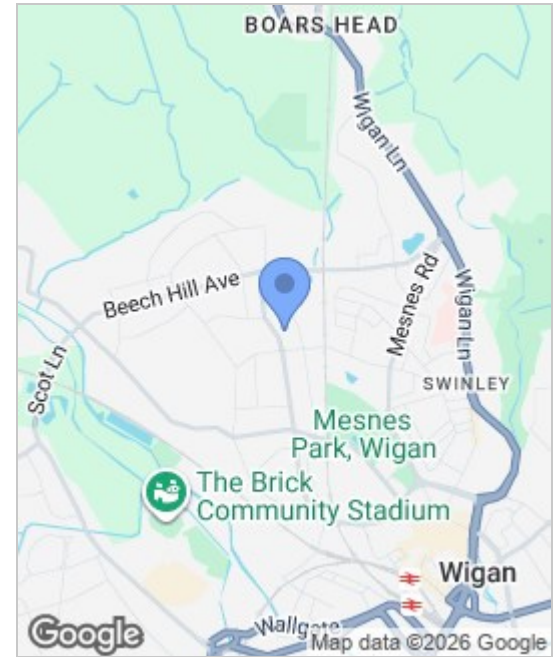
Bedroom 2

Bedroom 3

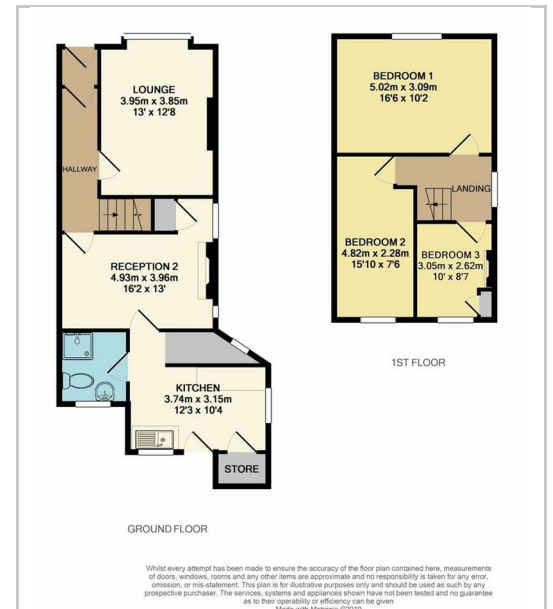
## EXTERNAL

Rear Garden

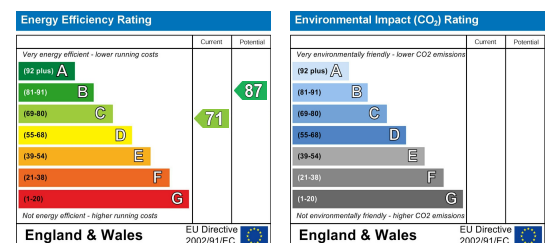
## Area Map



## 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 in relation to the property.



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