



1 Beech Hall Street

Springfield, Wigan, WN6 7HX

£850 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

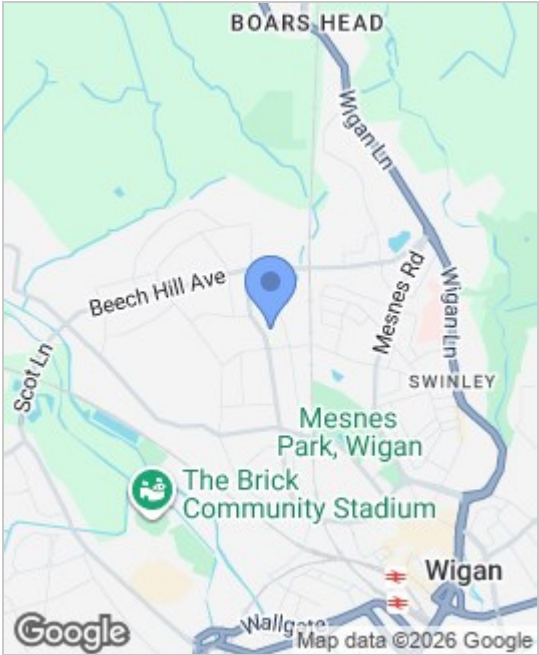
Bedroom 2

Bedroom 3

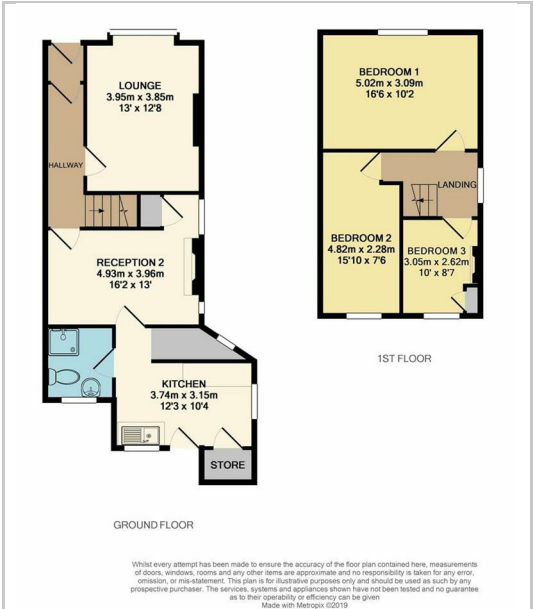
EXTERNAL

Rear Garden

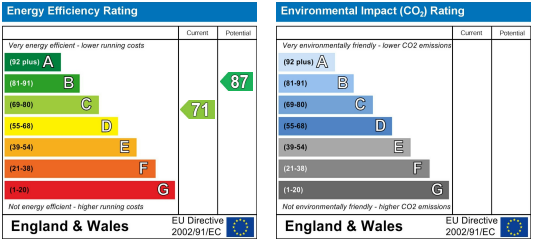
Area Map



Floor Plans



Energy Efficiency Graph



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