



## 68 Springfield Road

Springfield, Wigan, WN6 7BB

Price £165,000



Sapphire Homes are delighted to offer For Sale this well presented and deceptively spacious two 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 access to a separate modern fitted kitchen with door providing access to the rear garden. To the first floor the landing provides access to two good sized bedrooms and there is a family bathroom with modern three piece suite in white with shower over bath. Given the layout, a little adaption to the bathroom would enable the property to be a three bedroom property. 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, artificial lawn, brick perimeter, planted borders 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

Dining Room / Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

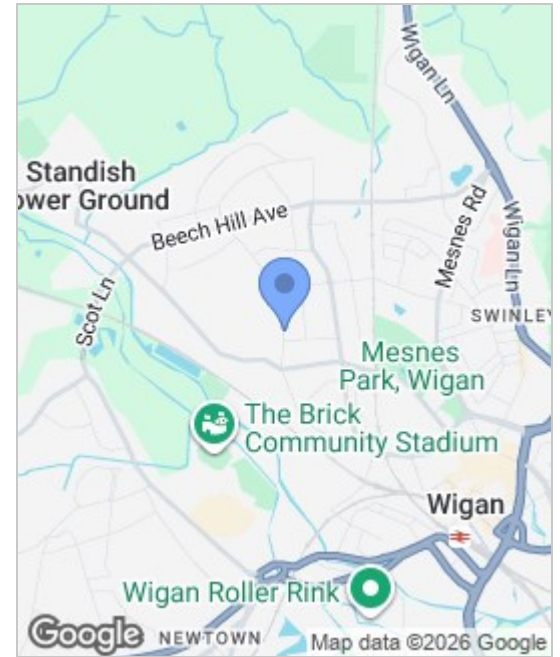
Bedroom 2

Bathroom

## EXTERNAL

Rear Garden

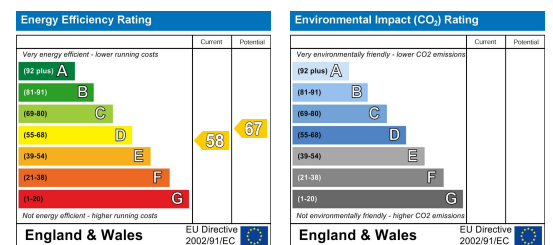
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in relation to the property.

