



## 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

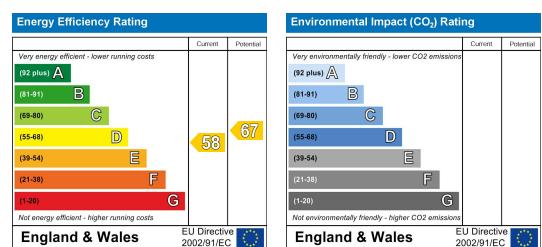
## Area Map



## Floor Plans



## Energy Efficiency Graph



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