



## 5 Pearl Street

Springfield, Wigan, WN6 7HL

**Offers Over £145,000**



It is with great pleasure that we are in a position to offer For Sale this well appointed 2 bedroom mid terraced property in well sought after of Wigan close to both Wigan town centre and local amenities including schools, amenities and transport links as well as being a brief walk to Mesnes Park. In brief the accommodation briefly comprises of entrance / vestibule leading to generous lounge, dining room / reception 2 and to the rear elevation is a separate modern fitted kitchen with access to the rear garden. To the first floor the landing provides access to 2 good sized bedrooms and family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from double glazing throughout. Some modernisation is required but offers huge potential to first time buyer or investor. Externally there are low maintenance gardens to the front and rear elevation and on street parking to the front. Early viewing is highly recommended to avoid disappointment. No Upward Chain.



GROUND FLOOR

Entrance / Vestibule

Lounge

Dining Room / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

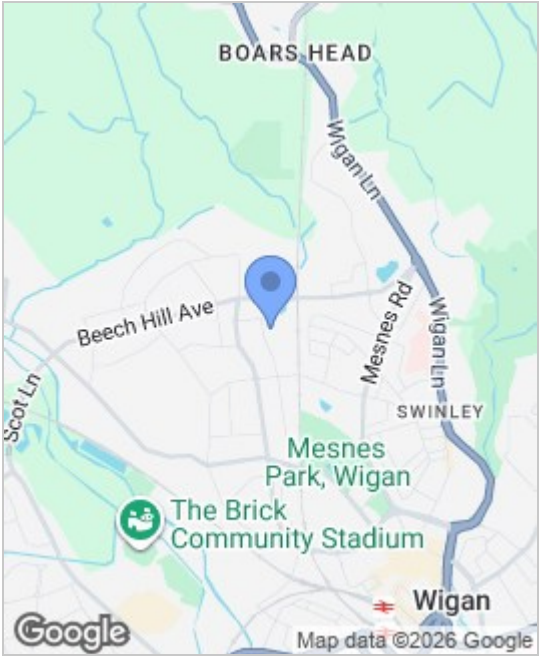
Bedroom 2

Bathroom

EXTERNAL

Rear Garden

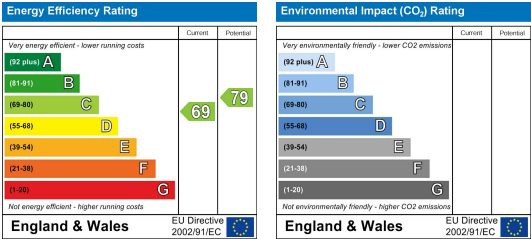
Area Map



Floor Plans



Energy Efficiency Graph



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