



## 9 Ripon Avenue

Springfield, Wigan, WN6 7HH

Offers Over £225,000



Sapphire Homes are delighted to offer For Sale this three bedroom extended semi detached that rests along Ripon Avenue which is a pedestrianised street in the popular area of Springfield making this a fantastic spot for a family whilst also offers access to local schools, transport links, Mesnes Park and Wigan town centre. In brief the accommodation comprises of a welcoming entrance / hallway, spacious lounge, large dining room and the modern fitted kitchen which gives access to the conservatory overlooking the rear garden. To the first floor, the landing area gives access to two double bedrooms and a single bedroom and there is a family shower room with separate w.c. The property is warmed by Gas Central Heating and also benefits from a tasteful decor and double glazing throughout. Externally this attractive home offers a large well-established garden to the rear which is a wonderful outdoor space for a family to enjoy especially on those glorious sunny days with a large lawn, patio area and perimeter fencing but offers lots of potential for further landscaping. The property also benefits from a detached garage with space to park in front which is located at the end of the avenue. The property will appeal to couples or families and early viewings are highly recommended to truly appreciate the size and location of this fabulous family home. Leasehold £17.50 per year 940 years



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Reception 2 / Dining Room

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

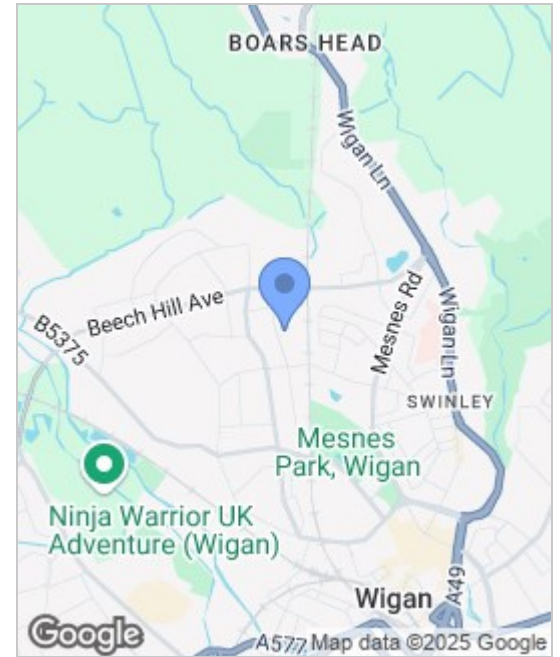
W.C.

Bathroom

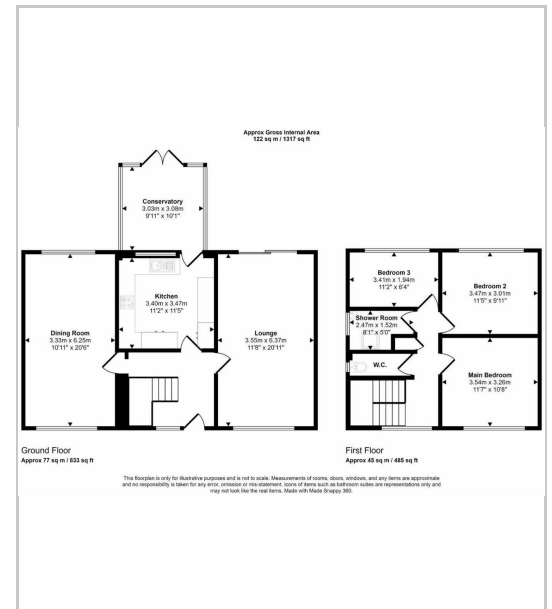
## EXTERNAL

Rear Garden

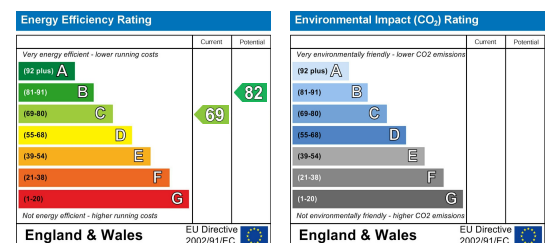
## Area Map



## 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.



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