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MORGAN H LEWIS



8 Netherby Road, Springfield, Wigan, Lancashire, WN6 7PU

£140,000

An attractive 1930's semi-detached house in need of renovation. Netherby Road is situated in a popular location close to Springfield Road and convenient for local shopping and schooling.

The property offers massive potential and viewings are essential to appreciate. The accommodation briefly comprises, to the ground floor, entrance hall, separate lounge and dining room, conservatory and kitchen. To the first floor there are three bedrooms, a family shower room and separate W.C. The property occupies a generous plot but this is presently very overgrown.

There is no onward chain so contact us now if you have the vision to transform this property into your dream home.

GROUND FLOOR

Reception Hall

With radiator, cloaks cupboard and stairs to first floor.

Lounge at front

11'1" x 12'6" (3.38m x 3.81m)

With double glazed bow bay window and radiator.

Dining Room at rear

10'7" x 12'11" (3.23m x 3.94m)

With radiator and double glazed patio doors leading to conservatory.

Conservatory

8'1" x 11'4" (2.46m x 3.45m)

With double glazed windows and radiator.

Kitchen

6'6" x 9'7" (1.98m x 2.92m)

With double glazed window and external door, fitted with white wall and base units, contrasting worktops, single drainer sink unit, tiled floor, radiator. Under-stairs cupboard with double glazed window and tiled floor.

FIRST FLOOR

Landing

With double glazed window to side, Three bedrooms as follows:

One at front

13' x 9'4" (3.96m x 2.84m)

With double glazed bow bay window, radiator and fitted wardrobes.

Two at rear

13' x 8'9" (3.96m x 2.67m)

With double glazed window, radiator and fitted wardrobes.

Three at front

6'10" x 5'11" (2.08m x 1.80m)

With double glazed window, radiator and cupboard housing 'Worcester' combi boiler.

Shower Room

With double glazed window to rear, fitted with shower cubicle, vanity washbasin and low level W.C. Tiled walls and radiator.

Separate W.C.

With double glazed window, half tiled walls and low level W.C.

OUTSIDE

The property occupies a generous but overgrown plot. There are gardens and potential parking to the front and large gardens to the rear waiting to be discovered.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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