BEN ROSE



Gidlow Lane, Springfield, Wigan

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this charming mid-terrace property in Springfield, Wigan, offering generous living space, original features and high ceilings throughout, making it an ideal choice for growing families looking for a home with plenty of character and potential. The property benefits from three well-proportioned double bedrooms, two spacious reception rooms and a generously sized kitchen, providing a versatile layout suited to both everyday family life and entertaining. Situated within a popular residential area of Wigan, the home is conveniently positioned for a range of local amenities, including shops, supermarkets, schools and leisure facilities. Wigan town centre offers a wider selection of shopping, dining and entertainment options, while Wigan North Western and Wigan Wallgate railway stations provide connections to Manchester, Liverpool and beyond. There are also local bus services serving the surrounding areas, alongside convenient access to the A49 and M6 motorway network, making this an excellent base for commuters and families alike.

Stepping inside, the property welcomes you through a vestibule and into an inviting entrance hall, where the original features and high ceilings create an immediate sense of character and space. From here, the front lounge is a particularly appealing reception room, featuring a large bay window that allows natural light to fill the space, alongside a fireplace that provides an attractive focal point. Moving through the hall, the equally spacious dining room with it's own fireplace offers ample room for a family dining table, making it ideal for mealtimes and gatherings, while also presenting the flexibility to be used as a second sitting room or additional family space. Continuing towards the rear of the property, useful understairs storage provides a practical solution for keeping household essentials neatly tucked away. The kitchen is a further highlight, offering generous proportions, ample cupboard storage and plenty of worktop space for food preparation, complemented by several integrated appliances to assist with day-to-day cooking and household tasks.

Heading upstairs, the landing provides access to three comfortable double bedrooms and the family bathroom. The master bedroom is particularly spacious, offering plenty of room for bedroom furnishings and storage, while the second bedroom is similarly generous in size, making it well suited to family members or guests. The third bedroom provides further flexibility and would work equally well as a child's bedroom, nursery or home office, depending on the needs of the household. Completing the first floor is a three-piece family bathroom, conveniently serving all three bedrooms and providing the essential facilities for a busy family home.

Externally, the property features a low, bordering walled and paved front yard, offering a neat and low-maintenance approach to the home. To the rear, the paved yard provides a practical outdoor space with raised flower beds to one side, adding the opportunity to introduce plants and greenery. There is ample scope to arrange outdoor furniture, creating a pleasant spot for enjoying warmer days, relaxing outdoors or entertaining friends and family. The rear yard also benefits from access to a detached garage, providing useful additional storage. Combining characterful interiors, spacious reception rooms, three double bedrooms and convenient access to local amenities and transport links, this appealing family home offers a fantastic opportunity for buyers seeking generous accommodation in a well-connected Wigan location.





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GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.

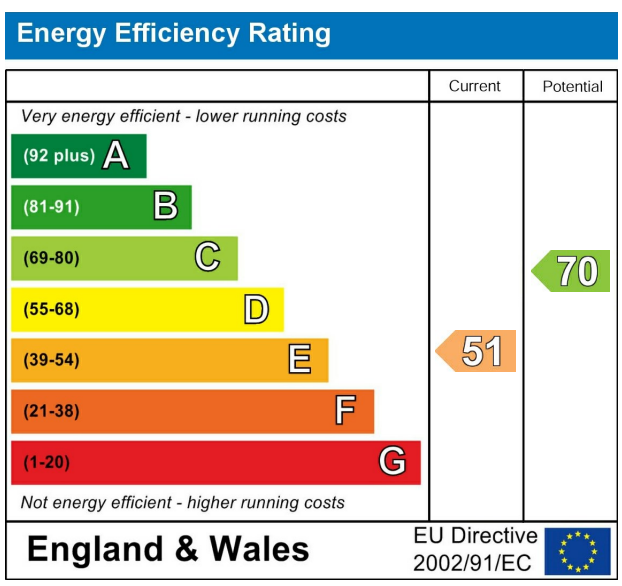
1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.

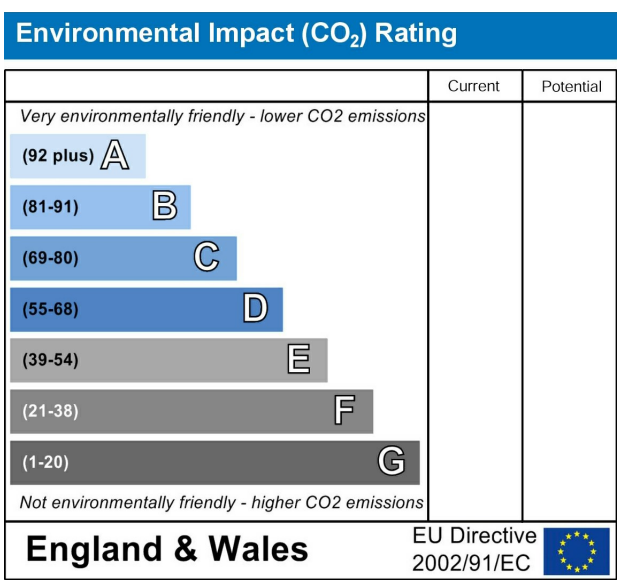


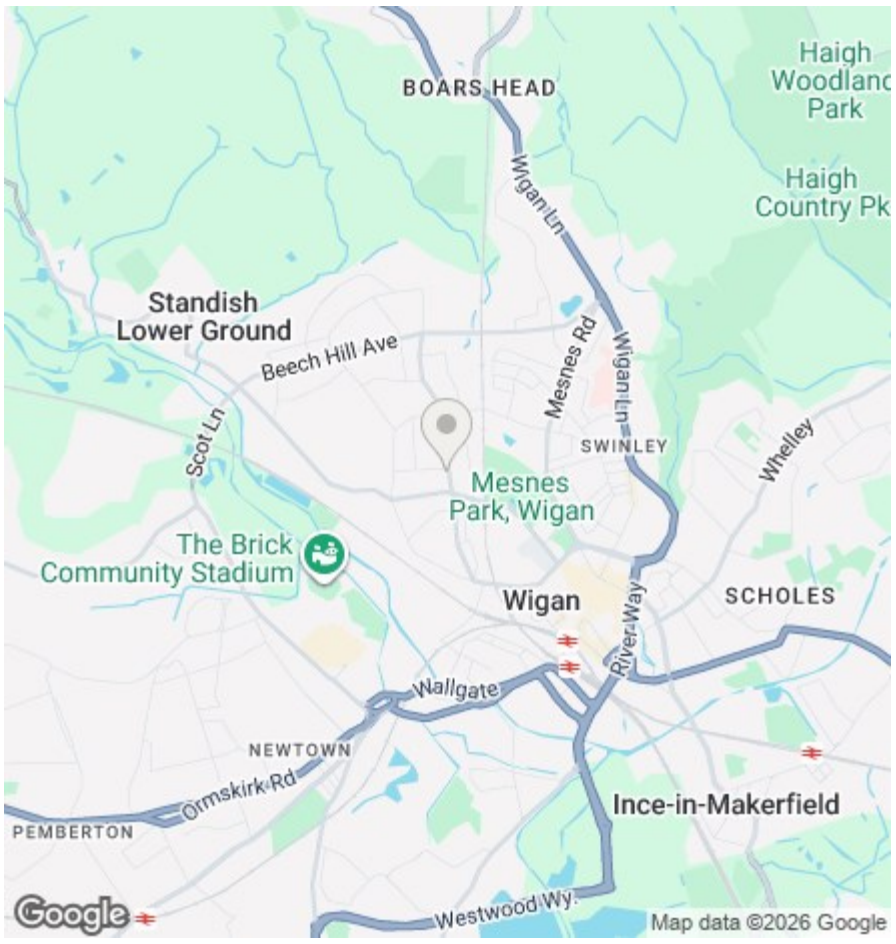
TOTAL FLOOR AREA : 1262 sq.ft. (117.3 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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