



**Lilian Drive, Springfield, Wigan, WN6 7HW**

**Price £235,000**

Sapphire Homes are pleased to be in a position to offer For Sale this impressive and unique 3 bedroom three storey semi detached property in popular residential location that must be internally viewed to be appreciated in full. The location of the property is at the head of a quiet cul de sac with a generous plot that is situated close by to local schools, churches, amenities and only a ten minute walk to Wigan town centre and 5 minutes from Mesnes Park. The accommodation briefly comprises of entrance / hallway leading to a spacious lounge with wood burner to the rear elevation with views and leading out to a large balcony area, a reception room to the front elevation and a fitted kitchen with access to a further reception room and staircase leading to the lower floor accommodation. To the lower floor there is a utility area, downstairs shower room and a large room that is currently used for storage but upon completion of building works it could be an impressive reception room subject to completion works with necessary permissions in place. To the first floor there are 3 good sized bedrooms with the master bedroom having a Juliet balcony and modern fitted bathroom with luxury 3 piece shower suite in white. The property also benefits from being tastefully decorated throughout, Gas Central Heating and Double Glazing. Externally, there are large private and well maintained mature gardens with lawn area, woodland area and leads to a brook. There is ample off road parking to the front / side elevation with further potential. Internal viewings are highly recommended to appreciate this wonderful and unique property.



**Sapphire Homes (North) Ltd** 80 Market Street, Wigan, WN1 1HX  
**T** 01942 494944 **F** 01942 493301 **E** [info@sapphirehomes.co.uk](mailto:info@sapphirehomes.co.uk) **W** [www.sapphirehomes.co.uk](http://www.sapphirehomes.co.uk)

*Specialists in Sales, Lettings & Property Investments*

# Lilian Drive, Springfield, Wigan, WN6 7HW

## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

Dining Area

Balcony



## BASEMENT FLOOR

Hallway

Shower Room / Utility Area

Store Room

## FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

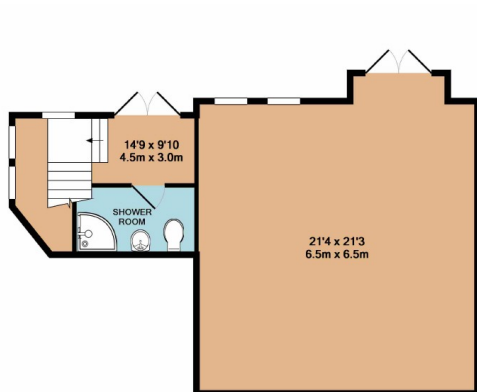


You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

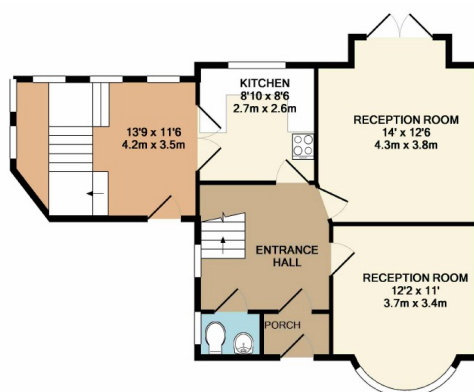
**Sapphire Homes (North) Ltd** 80 Market Street, Wigan, WN1 1HX  
T 01942 494944 F 01942 493301 E [info@sapphirehomes.co.uk](mailto:info@sapphirehomes.co.uk) W [www.sapphirehomes.co.uk](http://www.sapphirehomes.co.uk)

*Specialists in Sales, Lettings & Property Investments*

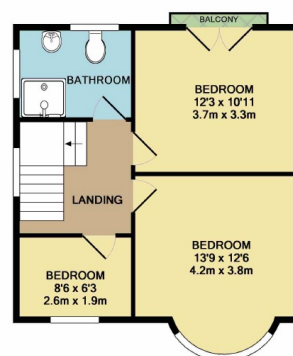




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 613 SQ.FT.  
(56.9 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 628 SQ.FT.  
(58.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1716 SQ.FT. (159.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 62018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		67	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		58	68
EU Directive 2002/91/EC			