



**Springfield Road, Springfield, Wigan, WN6 7BB**

**Offers over £115,000**

\*\*\*NO UPWARD CHAIN\*\*\* Sapphire Homes are delighted to be in a position to offer For Sale this immaculately presented 2 bedroom bay fronted mid terrace property in popular residential location close to local amenities, schools, transport links and a short walk to Wigan Town Centre and Mesnes Park. The property is excellently maintained by the current owner and would make a perfect family home whilst also being suitable for a couple / professional. The accommodation briefly comprises of entrance / hallway leading to a large reception room to the front elevation which opens through to a further large reception and generous fitted kitchen to the rear elevation. To the first floor there is a large landing area with access doors leading to 2 large double bedrooms and a large bathroom with 4 piece suite in white with separate shower and bath. The property was previously a 3 bedroom property and could quite easily be converted back with minimal works allowing it to be individually tailored to meet the needs of the new purchaser and a growing family. Warmed by gas central heating, the property and also benefits from double glazing throughout and a modern tasteful decor. Externally there are low maintenance gardens to the front and rear and early internal viewing is highly recommended to appreciate this wonderful home on offer.



**Sapphire Homes (North) Ltd 80 Market Street, Wigan, WN1 1HX**  
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*Specialists in Sales, Lettings & Property Investments*



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## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room

Kitchen

## FIRST FLOOR

Landing

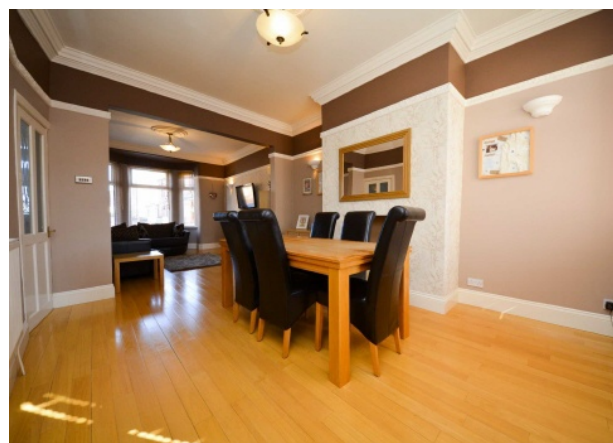
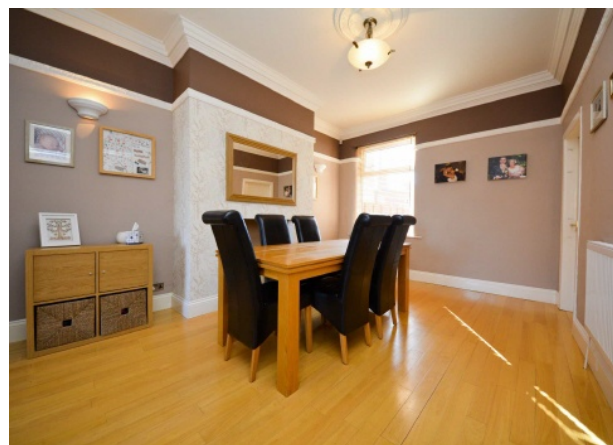
Master Bedroom

Bedroom 2

Bathroom

## EXTERNAL

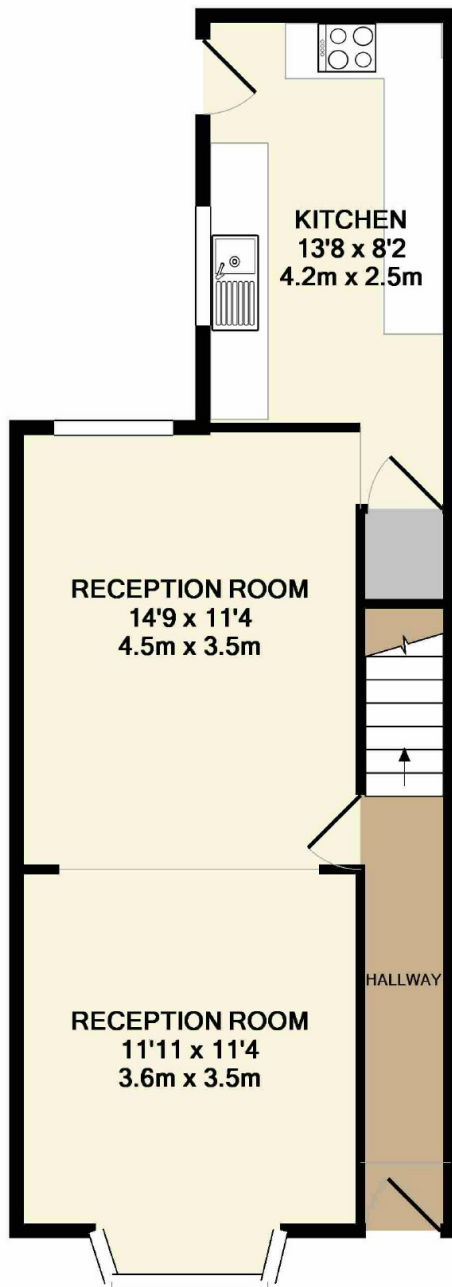
Rear Garden



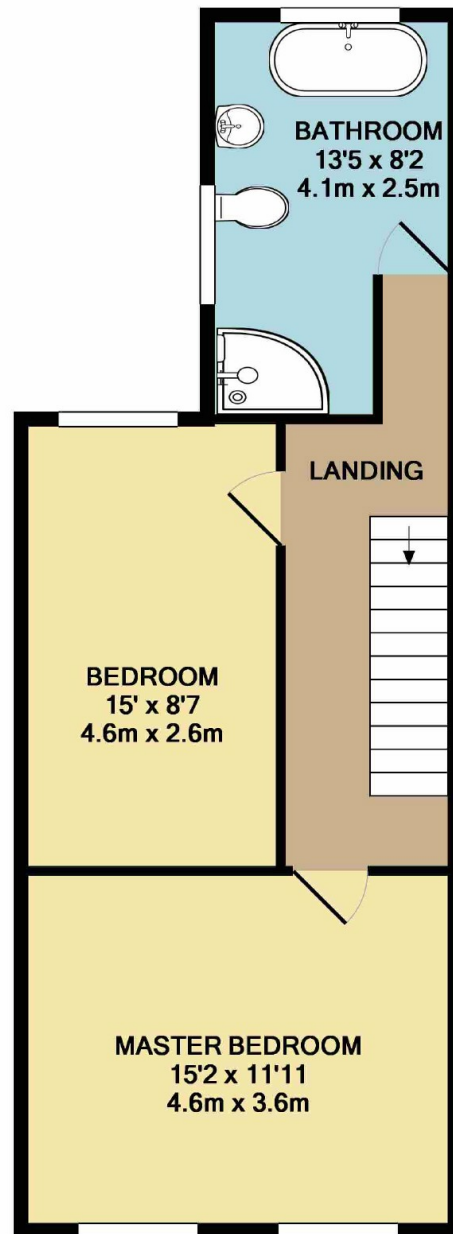
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GROUND FLOOR  
APPROX. FLOOR  
AREA 504 SQ.FT.  
(46.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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