



Throstlenest Avenue, Springfield, Wigan, WN6 7AR

£139,995

Sapphire Homes are delighted to be in a position to offer For Sale this wonderfully presented & deceptively spacious three bedroom end terraced property located in this highly sought after part of Wigan close to local schools, amenities, transport links and is a short walk to the Town Centre. This property has been improved by the current owners with a tasteful decor throughout, UPVC Double Glazing, Gas Central Heating and a delightful conservatory to the rear which makes the most of the south facing rear garden. The accommodation briefly comprises of entrance hallway leading to a generous sized lounge with modern fire, modern fitted kitchen / diner and to the rear elevation is a well apportioned conservatory which also provides access to the rear garden. To the first floor there are three good sized bedrooms with two boasting fitted robes and a family bathroom with modern three piece shower suite in white. Externally there is a low maintenance front gardens and to the rear is a generous south facing garden which is perfect for the summer months and for entertaining family and friends. There is lawn, well stocked borders and a patio area. Beyond the rear garden there is a garage which provides off road parking for 1 vehicle. Early internal viewings are essential to appreciate this property in full.



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GROUND FLOOR

Entrance / Hallway

Lounge

Dining / Kitchen

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

Rear Garden

Garage



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