



Victoria Avenue, Springfield, Wigan, WN6 7AN

£127,500

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 and Gas Central Heating. The accommodation briefly comprises of entrance / vestibule leading to a generous sized lounge with modern fire, dining room / reception 2 with French doors leading to the rear garden and a separate modern fitted kitchen to the rear elevation. To the first floor there are three good sized bedrooms and a family bathroom with modern three piece suite in white with shower over bath. Externally there is a low maintenance front garden and to the rear there is gated access, brick perimeter walls and a well stocked border. Early internal viewings are essential to appreciate this property in full. No Upward Chain.



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Specialists in Sales, Lettings & Property Investments

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GROUND FLOOR

Entrance / Vestibule

Lounge

Dining Room / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

Rear Garden

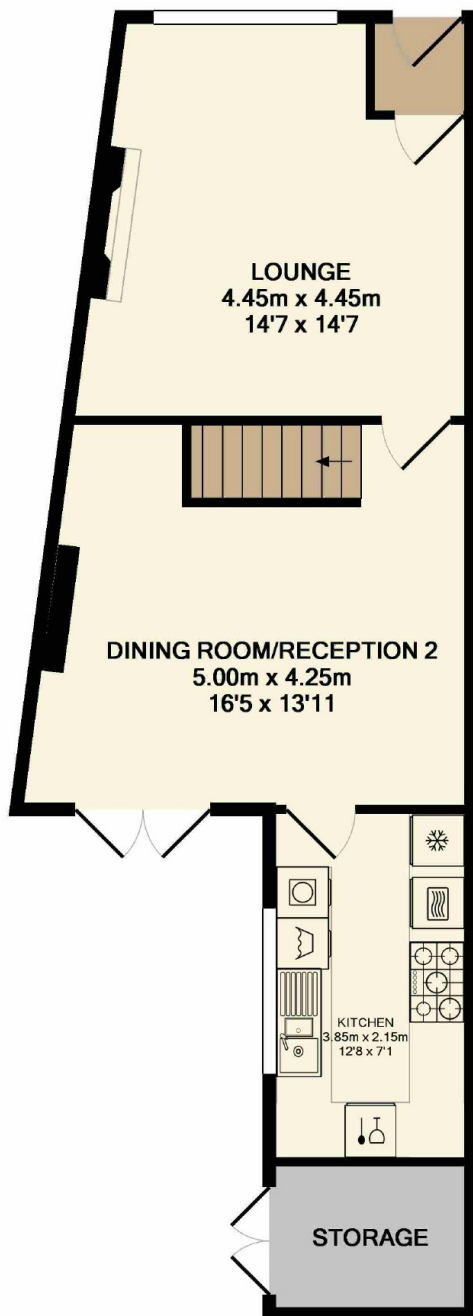
Shed / Store



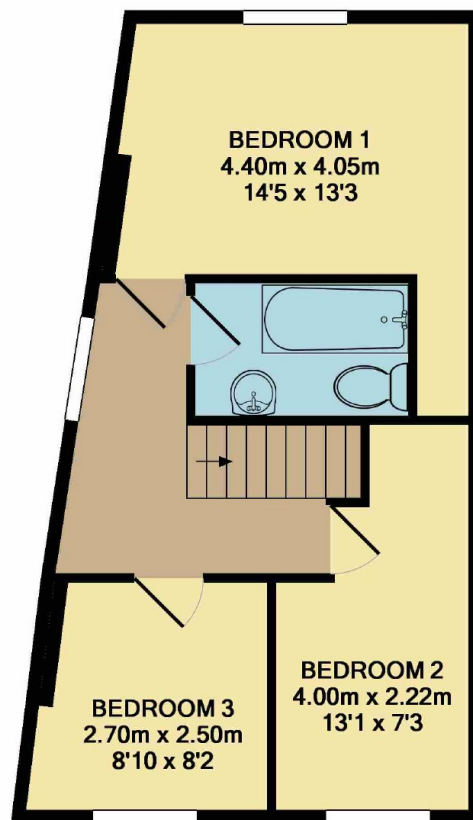
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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