



Birch Street, Springfield, Wigan, WN6 7EB

Offers over £115,000

Sapphire Homes are pleased to be able to offer For Sale this immaculately presented two bedroom end terraced property in popular residential situated close to local schools, amenities, transport links and a short walk to the town centre and Mesnes Park with another park being within 50 metres of the property. The accommodation briefly comprising of entrance / hallway leading to a generous lounge with feature fireplace and surround, reception 2 / dining room with feature fire and surround and leading to a luxury brand new modern fitted kitchen to the rear elevation with access to the brand new utility room / W.C. and door leading to the rear garden. To the first floor there are two good sized double bedrooms and a bathroom with modern three piece suite in white with shower over bath. The property is warmed by gas central heating and also benefits from double glazing and a modern tasteful decor throughout. Externally there is a well maintained front and rear garden with the rear having a built in shed / store which offers great storage for bikes and garden furniture. This property would make a wonderful family home or also ideal for professional / couple and early internal viewings are highly recommended to appreciate in full.



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Specialists in Sales, Lettings & Property Investments

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GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

Utility Room / W.C.

FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

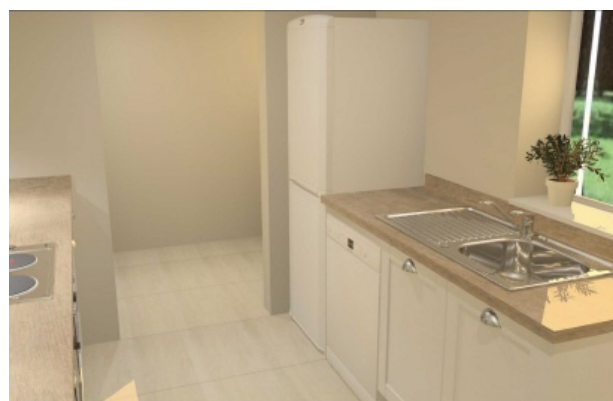
Bathroom

EXTERNAL

Rear Garden



Please contact the supplier for units of items to be supplied. This drawing is a computer representation of space and dimensions. Items should be checked by the customer. Please also ensure a Gas Safe registered engineer is engaged with regards to any gas appliances. Check with your manufacturer for more information.	Doc/Ref No: 1000070001 Designed By: J. Smith Designed On: 10/10/15	Customer: 8751-07853 Phone: Design/Ref: 1000070001
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