



Lyon Road, Springfield, Wigan, WN6 7ER

Price £169,995

Sapphire Homes are delighted to offer For Sale this three bedroom semi detached family home located on the former Springfield park site in a popular residential location

offering close proximity to schools, amenities and transport links as well as being within walking distance of the town centre and Mesnes park. In brief the accommodation comprises of an entrance / hallway, W.C. / cloaks, lounge with a feature fireplace, modern fitted kitchen with dining area which leads through to a generous UPVC conservatory with French doors leading out to the rear garden. To the first floor the landing provides access to three bedrooms and a family bathroom with modern three piece suite in white comprising of wc, wash hand basin and bath with shower over. Externally the property offers low maintenance gardens to the front and rear elevations and a private driveway allows for off road parking and leads to a detached garage. The property is warmed by Gas Central Heating and benefits from UPVC double glazing and a modern tasteful decor throughout. Early internal viewing is a must to appreciate in full.



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GROUND FLOOR

Entrance / Porch

W.C.

Lounge

Kitchen / Diner

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

Rear Garden

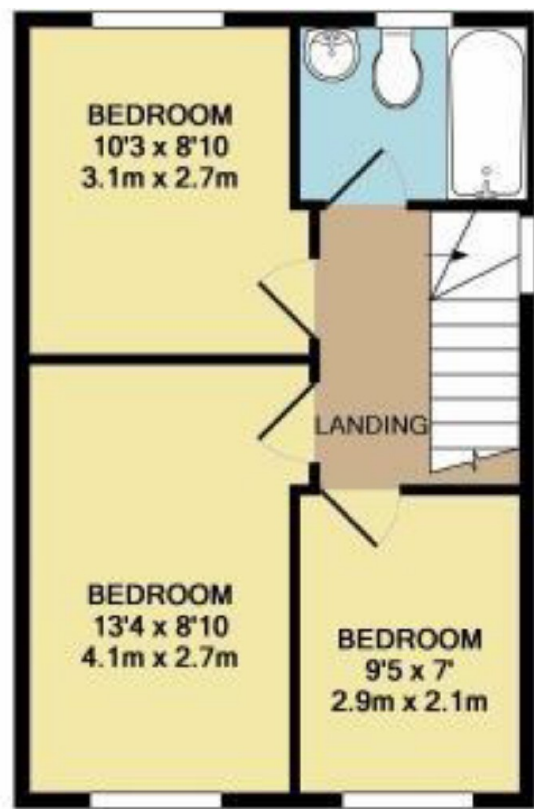
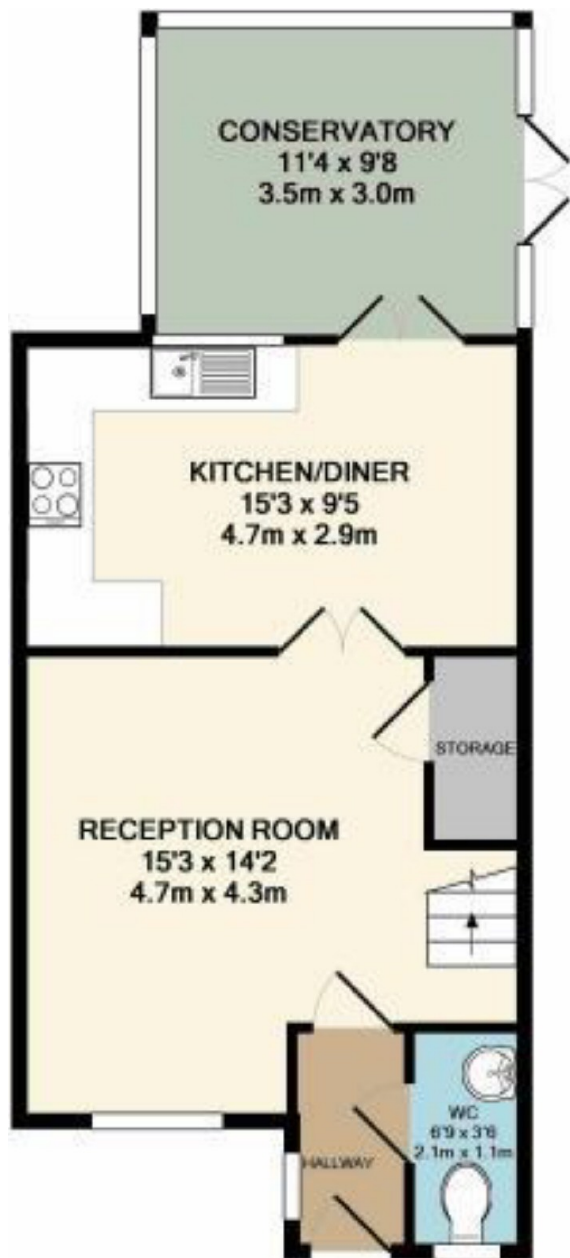
Detached Garage



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TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 SQ.M.)

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.

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

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