



**Buckley Street, Springfield, Wigan, WN6 7HE**

**Price £165,000**

Immaculately presented 3 bedroom semi detached family home in a desirable location situated within walking distance of Wigan Town Centre and within close proximity of local schools, churches and amenities including Mesnes Park. The accommodation briefly comprises of a generous entrance / hallway, living room and dining room with both benefiting from a modern fire and surround and to the rear elevation is a separate modern fitted kitchen with access to the rear garden. To the first floor the double landing provides access to three good sized bedrooms and also a family bathroom with modern 3 piece suite with shower over bath which only helps to finish this wonderful property. The property is warmed by Gas Central Heating and also benefits from UPVC Double Glazing and a modern neutral decor throughout. Externally to the front elevation of the property is a low maintenance garden which could be adapted to provide off road parking subject to obtain the necessary permissions. To the rear elevation there is a private garden with a large Indian stone patio, mature lawn, borders, perimeter fencing and decking area to the rear. The property is finished to a high standard and would suit professional, couple or family and internal viewings are highly recommended to appreciate the accommodation on offer.



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## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden



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