



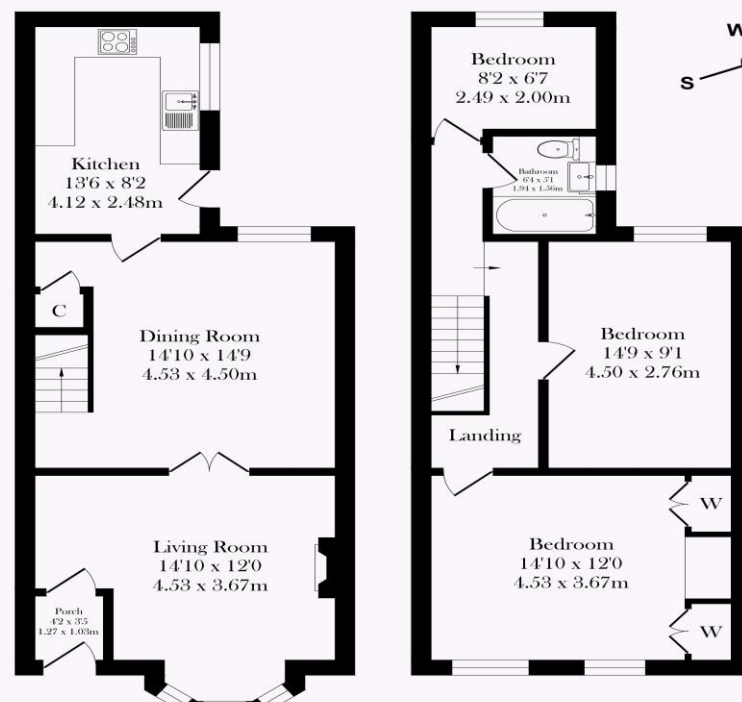
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 49.6 Sq.M
(534 Sq.Ft.)

First Floor
Approx. Floor
Area 48.3 Sq.M
(520 Sq.Ft.)

Total Approx. Floor Area 97.6 Sq.M. (1054 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	84 B
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £160,000

Springfield Road, Wigan



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This absolutely immaculate and traditional terraced home offers an impressive square footage extending to 1054 sq. ft of accommodation. The current owner has cared for this home beautifully, both internally and externally, and it is presented with modern stylish touches throughout including a beautiful wood burning stove in an exposed brick fireplace. Set behind a low red brick wall and with a courtyard garden to the rear, this lovely terraced home is within walking distance of Wigan town centre and the pretty Mesnes Park. This super home should be viewed to appreciate the light, bright and spacious rooms.

The accommodation briefly comprises an entrance vestibule which opens into the lovely lounge with a beautiful exposed brick fireplace housing a wood burning stove and a bay window to the front. There are double doors which open up into the dining room (currently used as a sitting room) and provides access to the kitchen whilst the staircase to the first floor rises from this room. The kitchen is fitted with a range of cream units and centres around a Rangemaster range cooker and whilst there is a generous amount of wall and base units, there is also space for all of the usual white goods. There is also access to the rear courtyard. A handy understairs store leading from the dining area completes the ground floor. The first floor reveals three generous bedrooms with the main bedroom positioned to the front of the property and featuring a range of fitted units. The family bathroom is finished with a three-piece suite in white and includes a stylish vanity wash hand basin, panelled bath with overhead shower and w.c. and is fully tiled with neutral tiling.

Externally, this garden-fronted property is set behind a low brick wall with pedestrian access to the front of the home which is a bordered by a smart low maintenance garden. The rear courtyard is walled and a lovely spot to sit outside in the summer months.

Wigan town centre is close by and features a range of shops, and facilities whilst great transport links via both the railway and motorway are within easy reach.

Viewings of this super home, which is both well cared for and presented to a high standard, are now welcomed.





