



# Breakahey & Co



**Kendal Street, Springfield**

**Offers in Excess of £130,000**

- Three bedrooms
- Beautifully presented throughout
- En suite to master bedroom
- Modern mews property
- Perfect for first time buyers
- Viewings essential
- Popular location
- Walking distance to Wigan town centre
- EPC-B



# Breakkey & Co



## DESCRIPTION

New to the market is this modern three-bedroom Mews property located in the popular area of Springfield. This beautiful home would make a fantastic purchase for first-time buyers and families alike seeking a property they can simply move straight into. Locally the accommodation is ideally placed within walking distance to Wigan town centre, transport networks and good schools. Arranged across two floors, accommodation highlights include; a welcoming entrance hallway, spacious lounge and the bright and airy kitchen/ diner with a w.c. To the first floor, the landing area gives access to three bedrooms with the master boasting its own en suite. The principal family bathroom completes the first-floor accommodation. Externally this attractive home offers a well-maintained garden to the rear with an artificial lawn and a flagged patio area. To the front elevation, street parking is available. Other benefits include double glazing, gas central heating and solar panels to help save on energy bills. Early viewings are highly recommended to avoid disappointment.



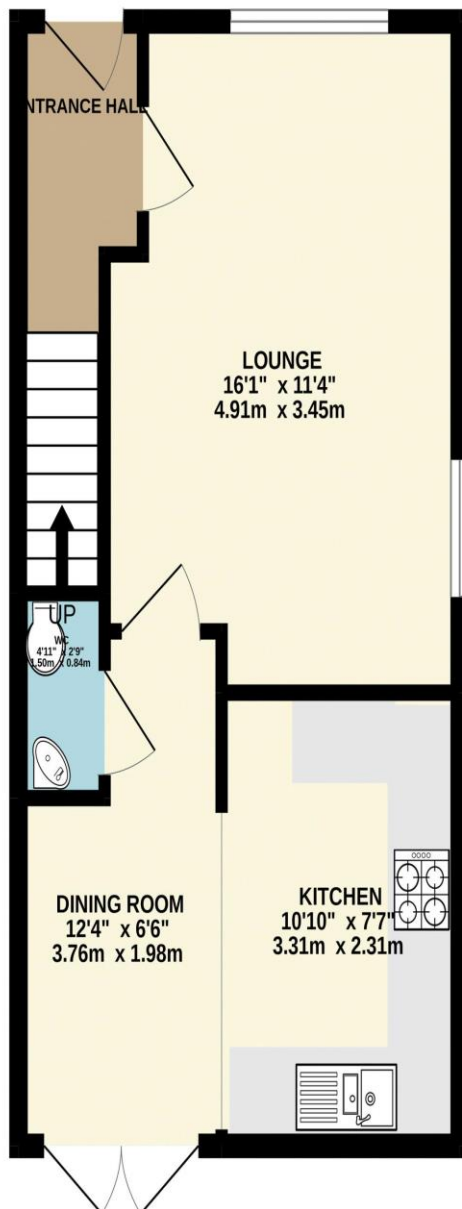




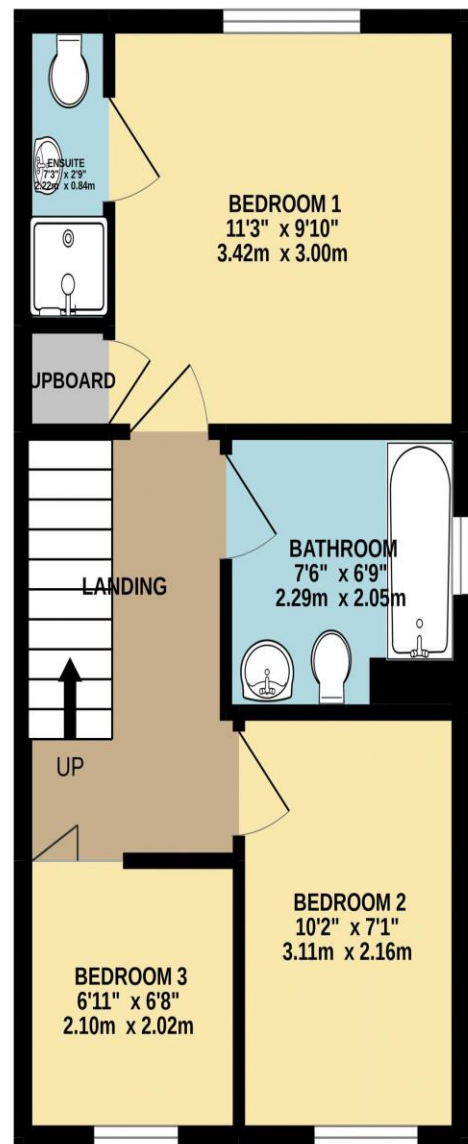




GROUND FLOOR  
379 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



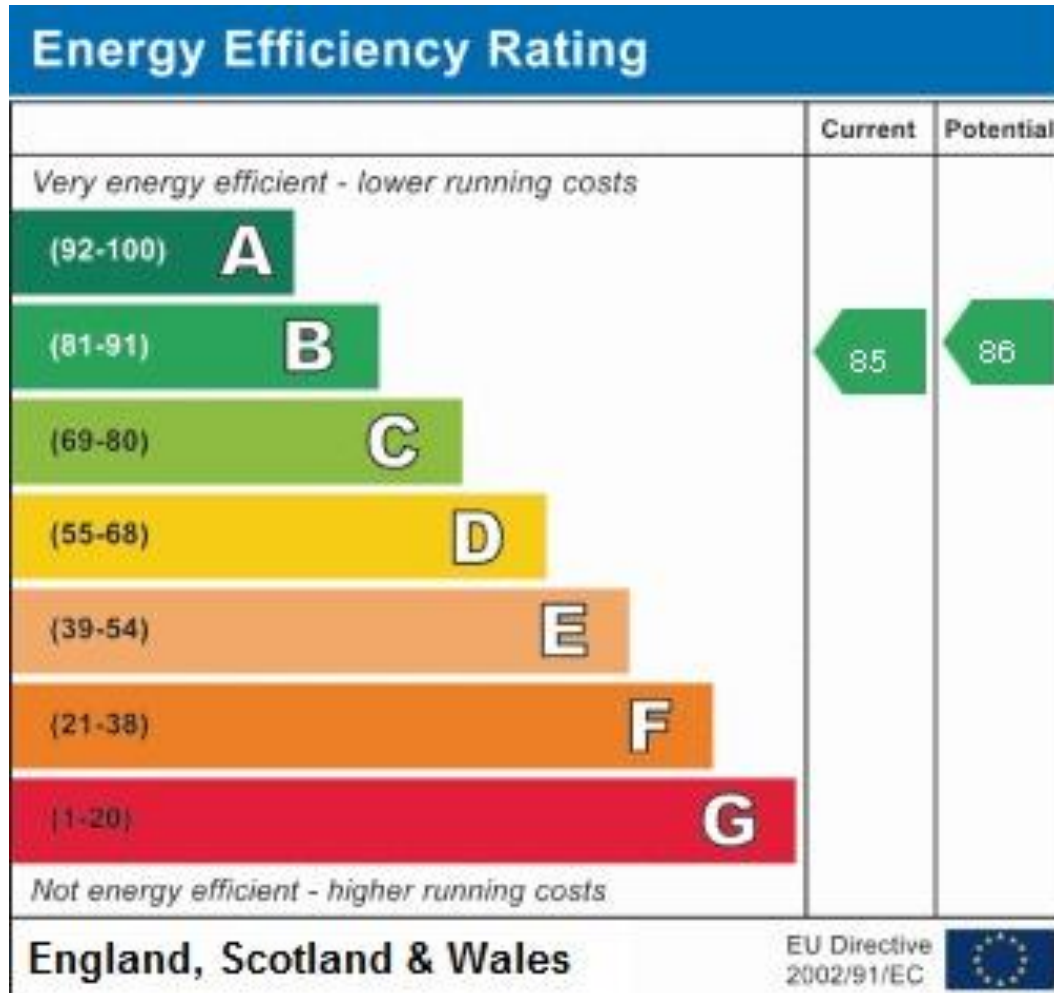
TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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