



23 First Avenue

Springfield, Wigan, WN6 7AZ

£675 PCM



****MUST VIEW**** It is with great pleasure that we can offer To Let this wonderfully presented 3 bedroom mid terraced property in a popular residential location that is situated close to local schools, amenities and transport links as well as being a short walk from the town centre. The accommodation briefly comprises of generous lounge with through dining area and to the rear is a separate modern fitted kitchen with access to the rear garden. To the first floor there is a landing with access to three generous bedrooms with the master bedroom benefiting from a built in robe and a family bathroom with modern four piece suite in white with separate shower and bath. The property is immaculately presented throughout with recently modernised flooring and decor and is warmed by Gas Central Heating, benefits from a modern tasteful decor as well as having a security alarm and double glazed windows throughout. Externally there is a small garden to the front and patio garden to the rear with gated access. The property is Early internal viewings are a must to appreciate in full. No Smokers. No Pets.



GROUND FLOOR

Lounge

Dining Area

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

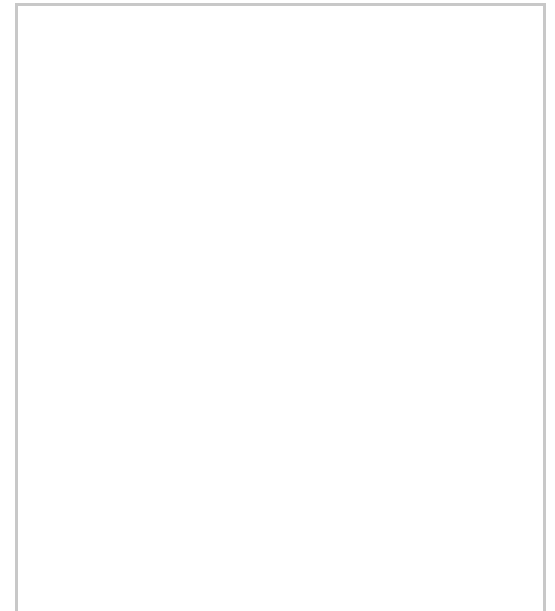
EXTERNAL

Rear Garden

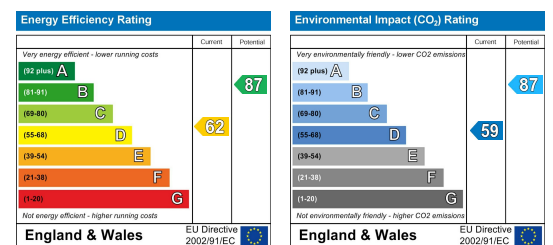
Area Map



Floor Plans



Energy Efficiency Graph



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