



## 69 Frog Lane

Springfield, Wigan, WN6 7DU

Offers In The Region Of £115,000



Sapphire Homes are pleased to offer For Sale well presented and deceptively spacious 3 bedroom mid terraced property in popular residential that is close proximity to all local amenities, schools and excellent transport links as well as being a few minutes walk from the town centre. The accommodation briefly comprises of entrance / vestibule, lounge with modern fire and surround which leads into a large open plan dining room / fitted kitchen to the rear elevation with door leading to the rear garden. To the first floor the landing provides access to 3 good sized bedrooms, a landing cupboard which offers excellent storage and a stunning newly installed family bathroom with four piece shower suite in white with large walk in shower. The property is presented in a good condition throughout with a modern tasteful décor and also benefits from Gas Central Heating and UPVC double glazing. Externally the property is pavement fronted and to the rear is an enclosed garden with brick perimeter wall, patio area and rear gated access. This property would be perfect for a 1st time buyer / investor purchase and early internal viewings are highly recommended to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining / Living

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

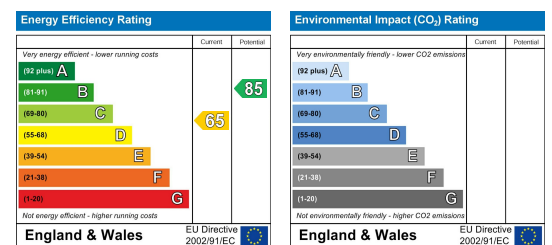
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.

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