

**58 HODGES STREET, SPRINGFIELD,
WIGAN, WN6 7JD**

£155,000

- **Three Bed Terraced House**
- **Traditional Bay Fronted**
- **Original Features Inside**
- **Excellent Condition**
- **Good Sized Rooms**
- **Sought After Location**
- **EPC Rating: D**



Borron Shaw

Your local Estate Agent





TRADITIONAL BAY FRONTED TERRACED HOUSE WITH ORIGINAL FEATURES - EXCELLENT CONDITION - GOOD SIZED ROOMS - NOT TO BE MISSED - SOUGHT AFTER LOCATION

We are elated to bring this terraced house to the market situated on a popular street in Springfield not far from Wigan town centre. It comprises of:- Entrance Vestibule, Hallway, Lounge, Dining Room, Breakfast Kitchen, Landing, Three Bedrooms and a Bathroom. It contains original features such as coving and fireplaces. It benefits from UPVC double glazing throughout, is warmed by gas central heating and has a front garden and rear yard.



This is an opportunity not to be missed so book viewings early to avoid disappointment.

Entrance Vestibule

UPVC entrance door with decorative viewing panel, original coved ceiling, tiled flooring.

Hallway

Coved ceiling, radiator.

Lounge 14'4" x 11'4" (4.37m x 3.45m)

UPVC double glazed bay window, cast iron coal burning fire in feature surround (fully functional), original coved ceiling, laminated flooring, radiator.

Dining Room 12'3" x 15' (3.73m x 4.57m)

UPVC double glazed window, feature cast iron fire in surround, under stairs storage, coved ceiling, laminated flooring, radiator.

Breakfast Kitchen 17'1" x 8'9" (5.21m x 2.67m)

Modern kitchen fitted with a range of wall and base units, cupboards and drawers with complementing work surfaces, 1 ½ stainless steel sink unit with drainer and mixer tap over, gas and electric oven with chimney vent over, plumbed for washing machine, combination boiler in unit, partially tiled walls, radiator, UPVC double glazed window and



rear door into the yard.

Landing

Spacious landing with loft access.

Bedroom One 14'3" x 12' (4.34m x 3.66m)

Two UPVC double glazed windows, fitted wardrobe, laminate flooring, radiator.

Bedroom Two 12'7" x 9'8" (3.84m x 2.95m)

UPVC double glazed window, laminate flooring, radiator.

Bedroom Three 8'8" x 11' (2.64m x 3.35m)

UPVC double glazed window, laminate flooring, radiator.

Bathroom

Contemporary bathroom fitted with a bath with electric shower over, pedestal hand wash basin, low level WC, partially tiled walls, tiled flooring, radiator, UPVC double glazed window.

Exterior

Front: Garden fronted with gated access and brick wall boundaries with mature shrubs.

Rear: Rear yard, flagged with raised flower beds, outside water tap, garden shed, gated access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		1	1
England & Wales		EU Directive 2002/91/EC	

MEASUREMENTS

All measurements quoted are approximate.

TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

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