



## 18 Cartmel Avenue

Swinley, Wigan, WN1 2HD

**£1,100 PCM**



Sapphire Homes are delighted to offer For Rent this spacious 3 bedroom semi detached family home in popular residential location that is perfectly located for outstanding local schools, amenities and transport links. The accommodation briefly comprises of entrance / hallway, spacious lounge with through dining room / reception 2 and a generous fitted kitchen which also has access to the rear garden. To the first floor there are 3 spacious bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The house is warmed by Gas Central Heating and benefits from UPVC double glazing and a modern tasteful décor. Externally there is a low maintenance garden to the front elevation which provides off road parking and leads to a garage. To the rear there is a patio area, lawn, stocked borders and perimeter fencing. The property would suit a couple or family and early internal viewing is highly recommended to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

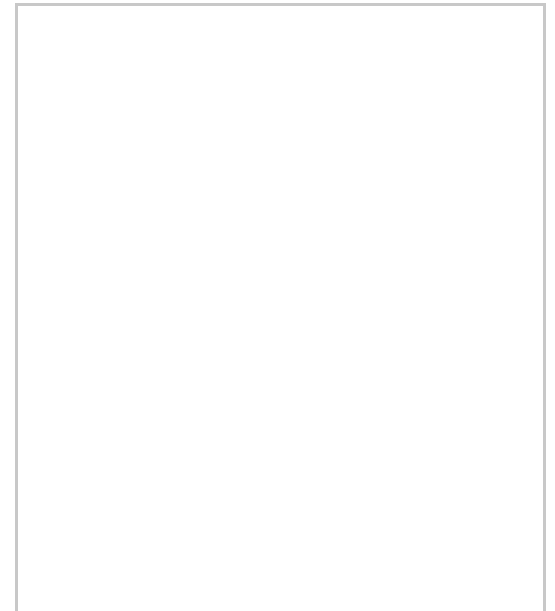
Rear Garden

Detached Garage

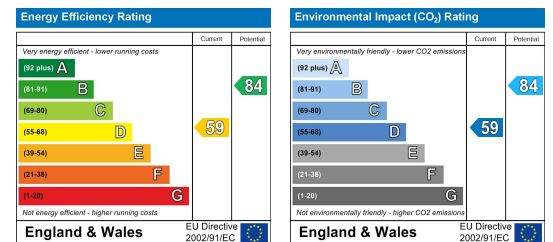
## Area Map



## 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 these particulars as a 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 this property.



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