



## 40 Park Road

Springfield, Wigan, WN6 7AA

**£120 Per Week**



**\*\*\*ENSUITE BEDROOM\*\*\* \*\*MUST VIEW\*\* \*\*\*\*BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, WIFI\*\*** It is with pleasure that sapphire homes are in a position to offer this First Floor En-suite Bedroom in a shared house in the heart of Wigan close to the town centre and Wigan Infirmary. There are six bedrooms in total (all with ensuites) in the property and range upwards in size and prize. The property is Fully furnished throughout all with modern furnishings and fixtures and all bills are included in the rental figure. There is a large communal lounge and luxury modern fitted kitchen / diner. Each bedroom has a secure lock on their door, carpeted flooring throughout. Would suit professional and early internal viewings are highly recommended to appreciate in full. No Pets. No Smokers.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

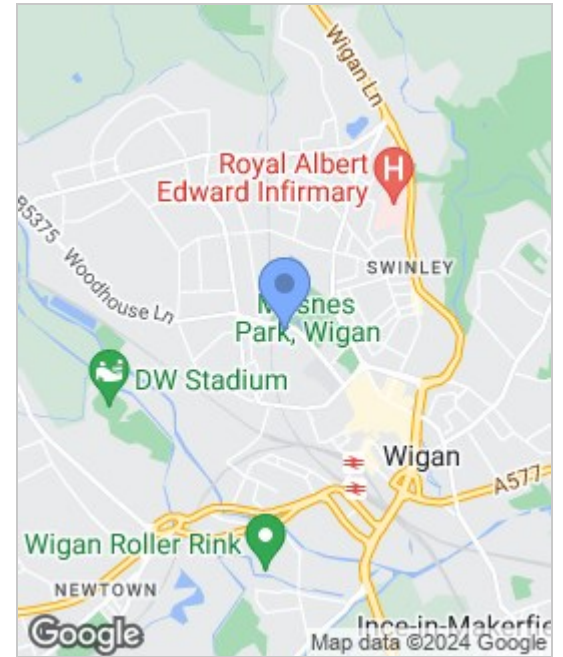
Bedroom 6

Ensuite

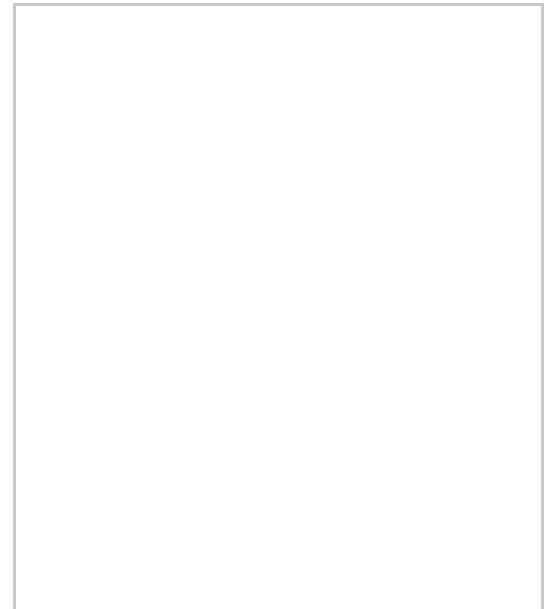
## EXTERNAL

Rear Garden

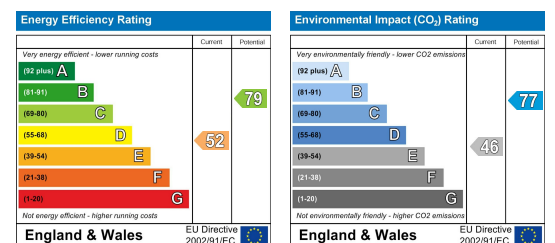
## Area Map



## 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 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.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX  
T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

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