



## 33 Wargrave Road

, Newton-Le-Willows, WA12 9RB

**£160 Per Week**



Sapphire Homes are delighted to offer this ground floor furnished room in shared HMO. All bedrooms are fully furnished to high standard. Each Bedroom benefits from en-suite bedroom with three piece shower suite in white. Queen size bedroom and a small kitchen storage area. There is also a large communal living / kitchen / diner which is shared between residents and provides good quality shared space. Everything within the development is immaculately presented and early internal viewings are a must to appreciate in full. TV Aerial points in each room. Gas Included, Electricity Included, Water Included, Council Tax Included, A brief walk to Train and Bus commuter links and is also close to local amenities. Early viewing is recommended to avoid disappointment.



## GROUND FLOOR

Entrance / Hallway

Studio 2

Ensuite

Communal Living Area

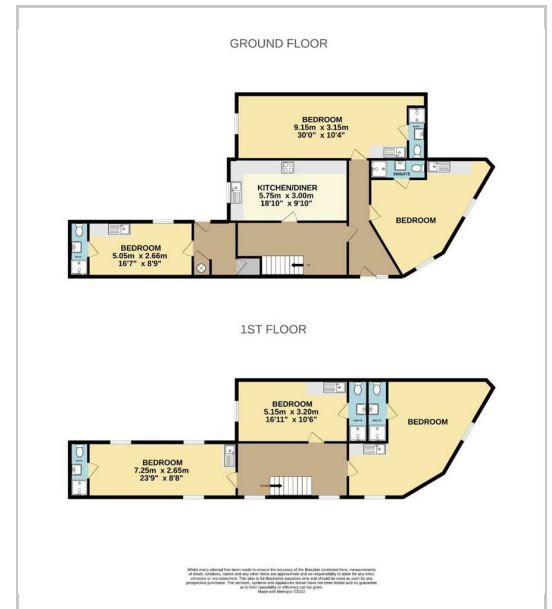
EXTERNAL

Rear Communal Garden

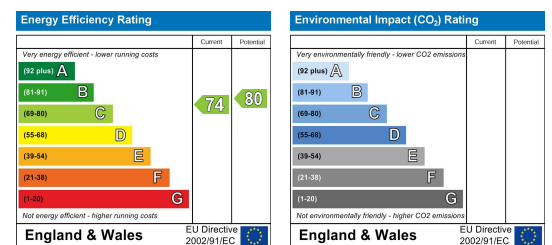
## Area Map



## 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.



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

*specialists in sales, Lettings & Property Investments*