



## 231 Wigan Lane

, Wigan, WN1 2NH

**£1,500 PCM**



Sapphire Homes are delighted to offer For Rent this impressive and immaculately presented 3/4 bedroom part furnished (can be offered unfurnished) detached family home located in one of Wigan's most sought after locations which offers close proximity to outstanding local schools as well as being close to transport and commuter links. The property is also on the perimeter of Haigh Country Park as well as being within 50 metres of Wigan Infirmary. In brief the accommodation comprises of a welcoming entrance / hallway, generous living room with through dining area, separate modern fitted kitchen with integral garage access and there is an office / playroom or fourth bedroom to complete the ground floor accommodation. To the first floor the landing provides access to three generous bedrooms with two boasting fitted robes and the master having a large four piece ensuite bathroom and there is a family bathroom with three piece shower suite in white. The property is presented to an excellent standard throughout and is warmed by Gas Central Heating and also benefits from a modern tasteful décor and double glazing throughout. Externally to the front is a low maintenance garden with brick perimeter and well stocked borders. To the rear there is parking for 1 vehicle, access to the rear garage and small patio garden area. This property must be internally viewed to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen / Breakfast Dining

Integral Garage

Home Office / Bedroom 4

## FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

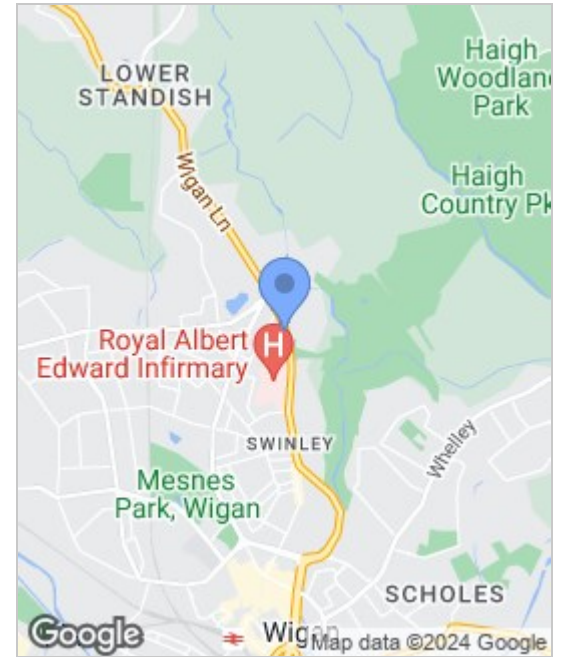
Bedroom 3

Bathroom

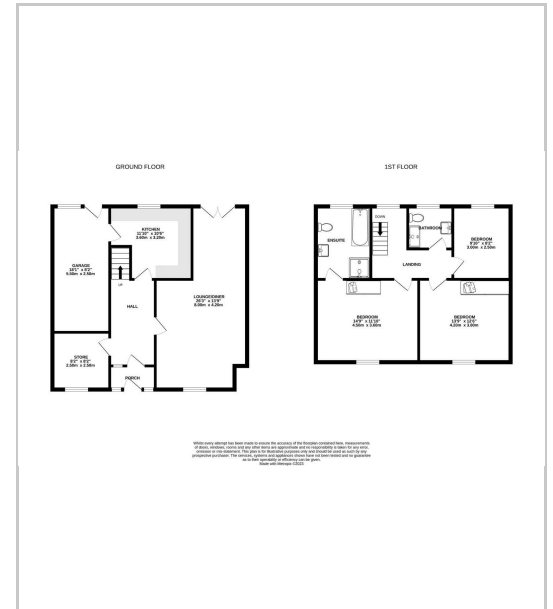
## EXTERNAL

Rear Garden

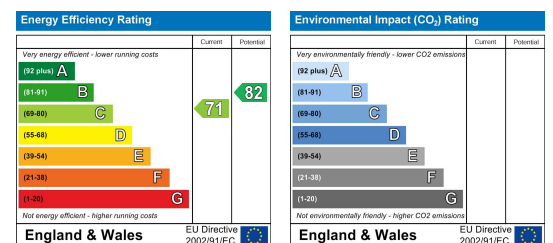
## Area Map



## 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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