



11 Wessex Drive

Ince, Wigan, WN3 4JJ

£950 PCM



Sapphire Homes are pleased to be in a position to offer For Rent this immaculately presented 3 bedroom semi detached property that is located in a quiet cul de sac in popular residential location that is also close to local schools, amenities and transport links. The accommodation briefly comprises of entrance / hallway, W.C., generous lounge and to the rear elevation there is a modern fitted kitchen / diner with doors leading to the rear garden. To the first floor the landing provides access to 3 bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a tasteful décor and UPVC double glazing throughout. Externally to the front and rear elevation there is a low maintenance garden with driveway providing off road parking and to the rear there is a low maintenance garden which is mainly laid to lawn and enjoys a sunny aspect with a small patio area and perimeter fencing. Early Internal viewing is a must to appreciate in full. No Smoking.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

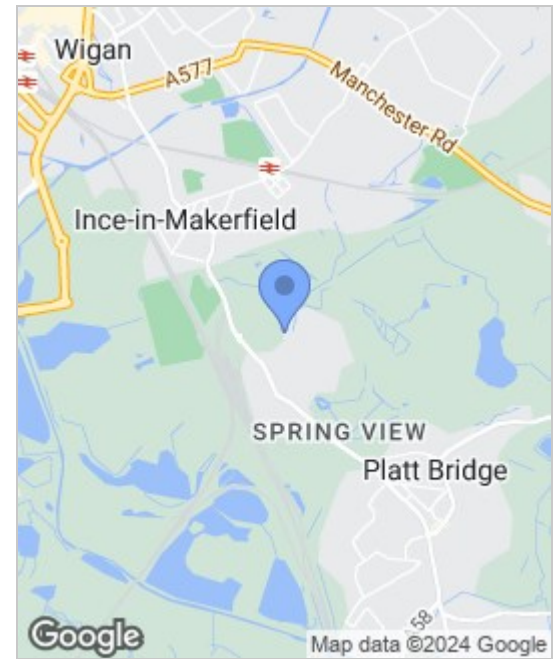
Bedroom 3

Bathroom

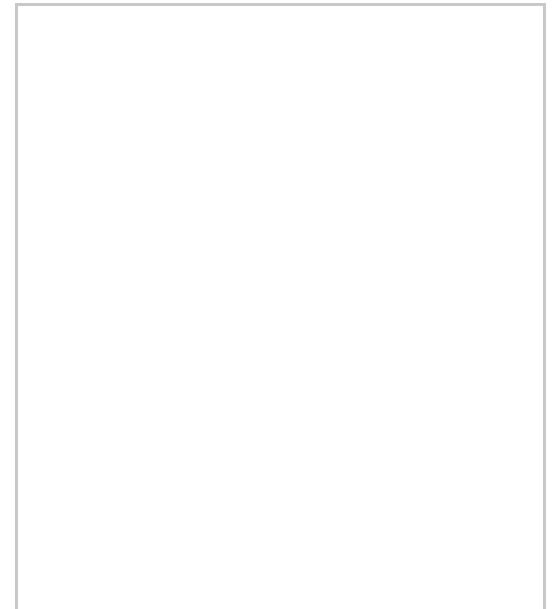
EXTERNAL

Rear Garden

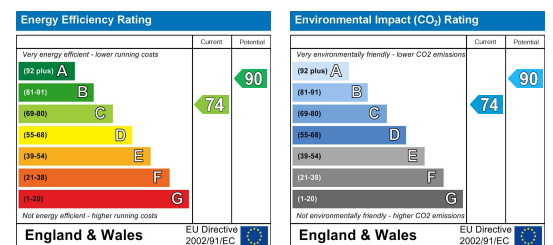
Area Map



Floor Plans



Energy Efficiency Graph



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