



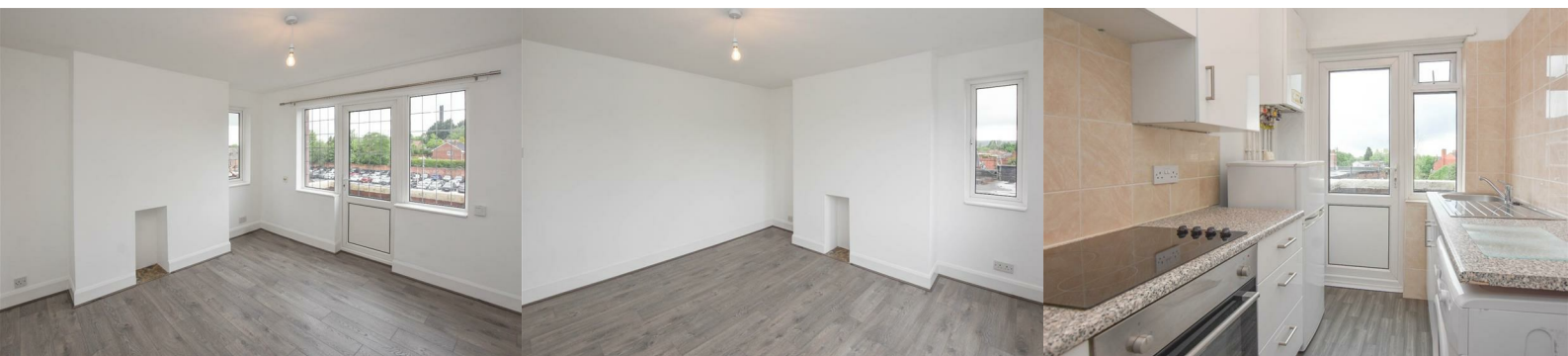
## C8 Monument Mansions, Freckleton Street

Swinley, Wigan, WN1 2LE

**£725 PCM**



Sapphire Homes are delighted to be in a position For Rent this third floor apartment on a small development which is just a short walk from the town centre and all of its amenities including transport links, shops, bars, restaurants and also close to excellent local schools and Wigan Hospital. The property would be ideal for professional, couple or small family and internally the accommodation briefly comprises of entrance / hallway leading to a spacious lounge / diner with balcony to the front elevation, separate fitted kitchen with smaller balcony to the rear, 2 bedrooms and a newly installed family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts a neutral decor, brand new flooring and double glazing throughout. Early internal viewing is a must to appreciate in full and the property is likely to appeal to hospital staff given the close proximity. No Smokers.



## THIRD FLOOR

Entrance / Hallway

Lounge

Kitchen

Master Bedroom

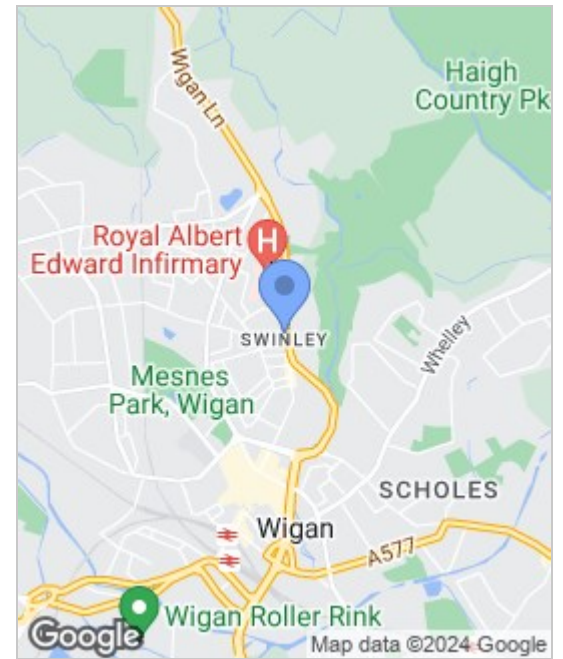
Bedroom 2

Bathroom

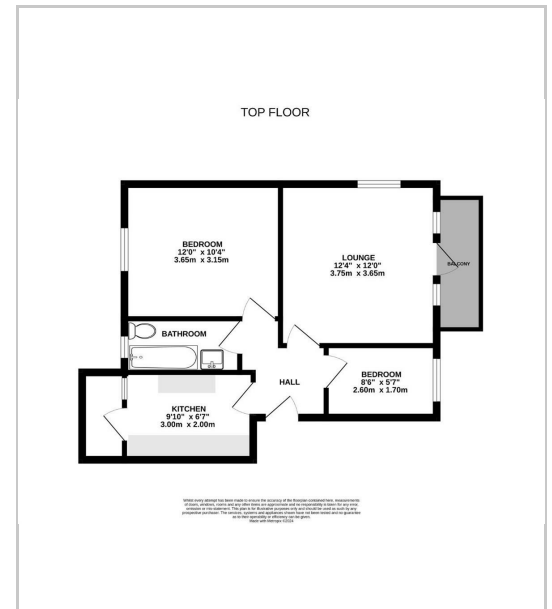
## EXTERNAL

Balcony

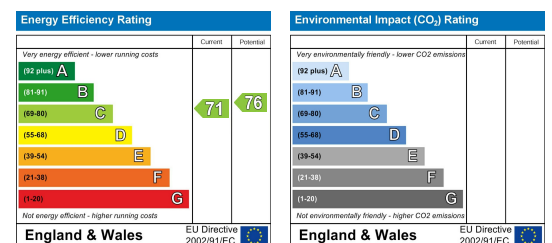
## Area Map



## 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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