



## 11 Clifton Street

Swinley, Wigan, WN1 2BU

£900 PCM



Sapphire Homes are delighted to offer For Rent this large 3 bedroom bay fronted terraced property that is located within walking distance of Wigan town centre and a few minutes walk from Wigan Infirmary, outstanding local schools, amenities and transport links including the train and bus station for those requiring commuter links. The property briefly comprises of a welcoming entrance / hallway leading to a spacious lounge with modern fire and surround and to the rear is a large reception / dining with French doors leading to the rear garden and a fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to three well appointed bedrooms and there is a family bathroom with modern four piece suite in white with walk in shower and freestanding bath. The property is warmed by Gas Central Heating and benefits from Double Glazing and a modern tasteful décor. Externally there is a low maintenance front garden with brick perimeter wall and gate and to the rear elevation there is an enclosed patio garden with small brick outhouse / shed offering storage. The property is suited to couple or family and early internal viewings are highly recommended to appreciate this lovely family home. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

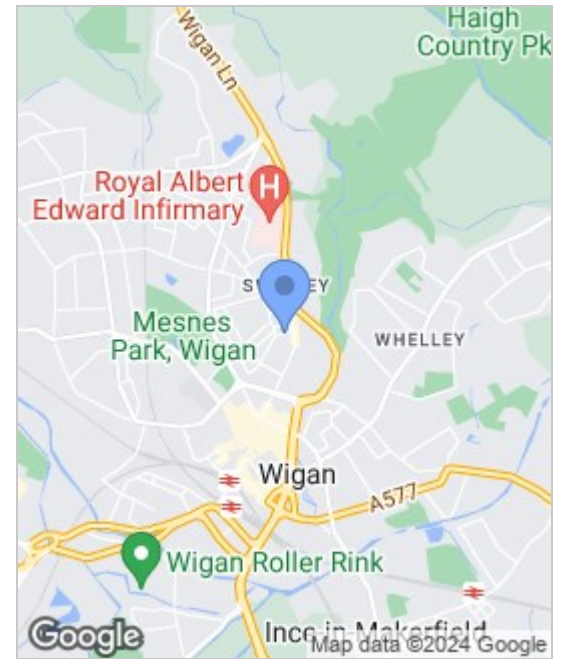
Bedroom 3

Bathroom

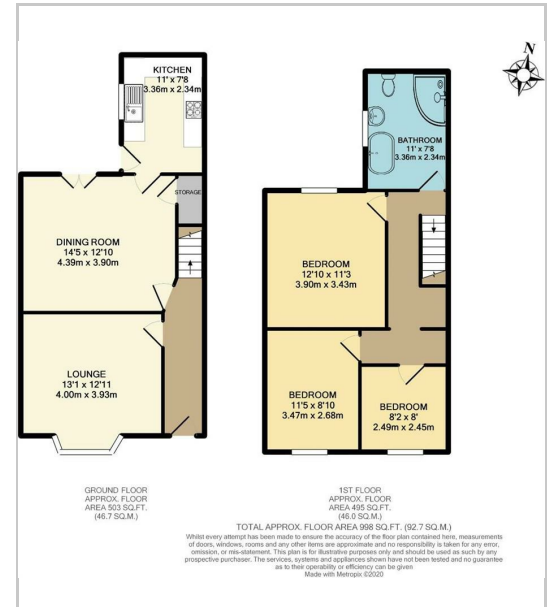
## EXTENRAL

Rear Garden

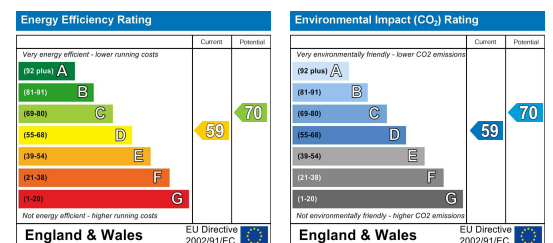
## Area Map



## 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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