



## 48 Springfield Road

Springfield, Wigan, WN6 7AT

**£115 Per Week**



**\*\*MUST VIEW\*\* \*\*\*\*BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, WEEKLY CLEANER, HI-SPEED UNLIMITED WIFI\*\***

It is with pleasure that Sapphire Homes are in a position to offer this Furnished Double Room with Ensuite bathroom. Within a shared house in popular Springfield. Walking distance to the town centre, and Wigan infirmary.

- > The property is fully furnished throughout, with modern furnishings and fixtures.
- > En-suite bathroom in every room, with shower, toilet, and washbasin.
- > Each bedroom has a secure lock on their door, and carpeted flooring throughout.
- > Modern fitted kitchen, with individual storage space for each tenant, oven/hobs/grill, toaster, kettle, hi-tech microwave, 2 x large fridge-freezers and washing machine (included, no extra charges)
- > Patio/Rear Garden area with outdoor table/chairs and barbeque area.
- > Secure shed for bike storage .etc



## GROUND FLOOR

Entrance / Hallway

Kitchen

## FIRST FLOOR

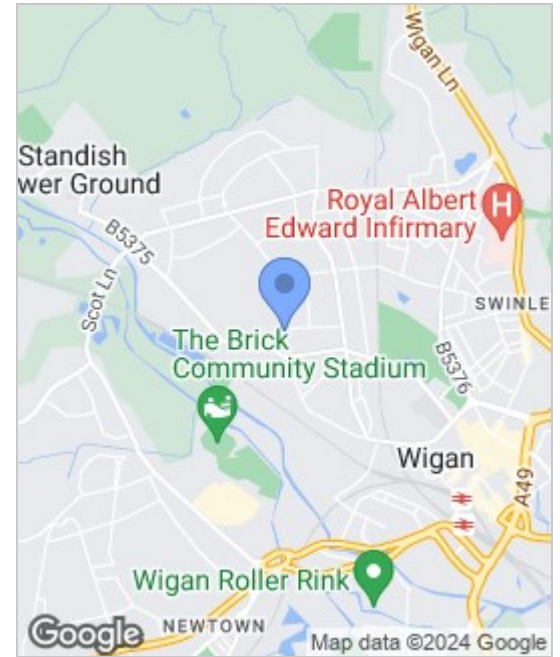
Landing

Bedroom 4

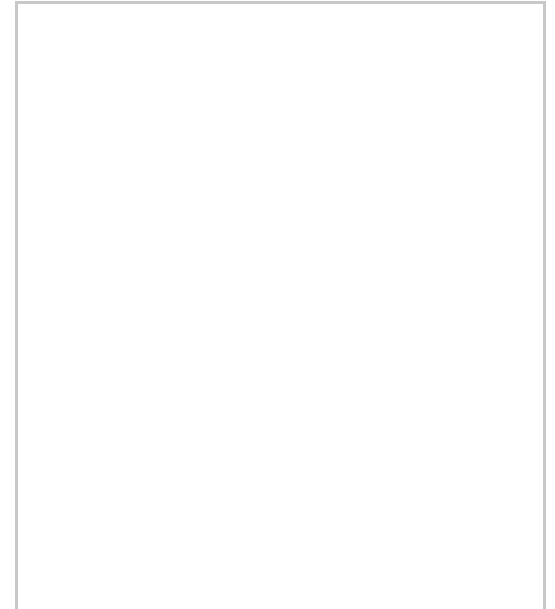
## EXTERNAL

Rear Garden

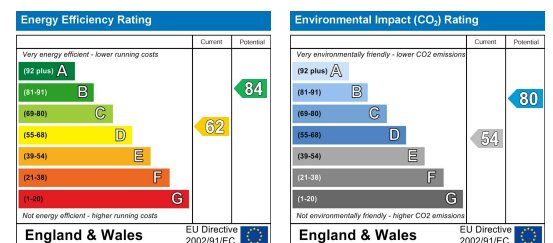
## Area Map



## 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 these particulars as a 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 this property.

