



## 4 Hedgerow Gardens

Standish, Wigan, WN6 0UX

**£1,150 PCM**



It is with great pleasure that Sapphire Homes are in a position to offer TO LET this well presented 3 bedroom 3 storey mews in small cul de sac location in the heart of Standish close to both local amenities and transport links. There are a number of school within walking distance and the property is ideal for access to the M6 or M61. The property comprises of entrance, leading to dining / kitchen with built in over hob and extractor, small W.C and to the rear of the property is a good sized lounge with French doors leading to rear garden. To the first floor there are 2 good sized bedrooms - one a large double and one a smaller double bedroom. There is also the family bathroom. To the top floor there is the master bedroom with ensuite shower room and velux window & walk in robe. Gas Central Heating and Double Glazing throughout. Early viewing is a must to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Downstairs WC

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 2

Bathroom

Bedroom 3

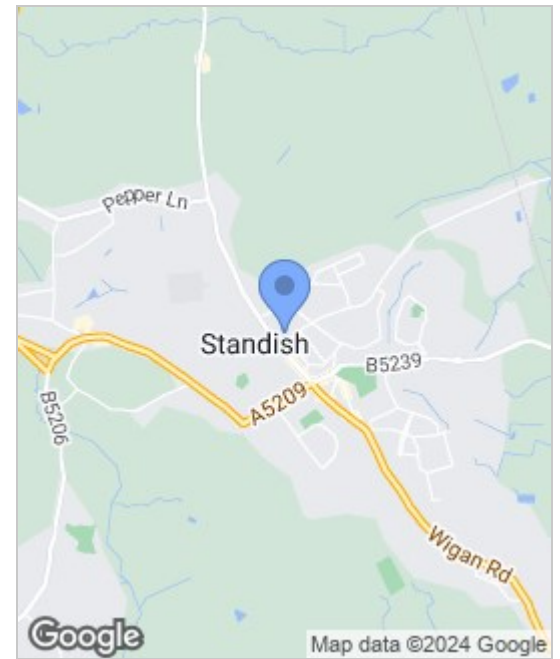
## SECOND FLOOR

Master Bedroom

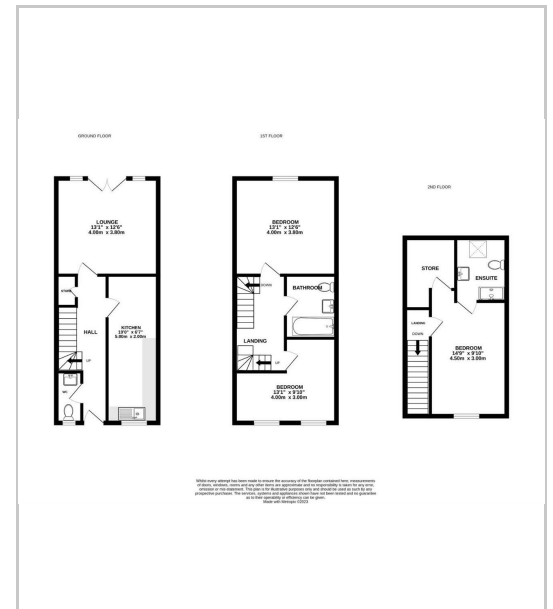
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## EXTERNAL

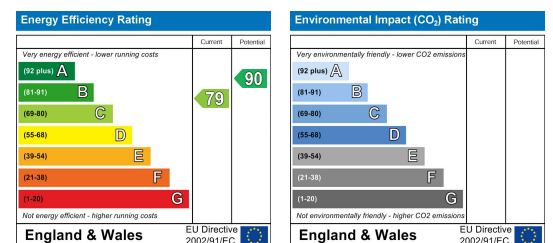
## Area Map



## 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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