



## 19 Sycamore Avenue

Beech Hill, Wigan, WN6 8NH

£795 PCM



Sapphire Homes are pleased to be in a position to offer TO LET this recently refurbished, wonderfully presented and deceptively spacious 3 bedroom semi detached family home in popular location close to both local amenities and transport links. The accommodation briefly comprises of entrance / hallway, spacious living area with modern fire and surround, generous dining / kitchen with a range of wall and base units with oven / hob and extractor with door providing access to the rear garden. To the first floor there are 3 good sized bedrooms & bathroom with modern three piece suite in white and shower over bath. Off Road Parking and generous gardens to the front and rear. Neutral decor and finished to a high standard throughout. Early internal viewings are highly recommended to appreciate this property in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

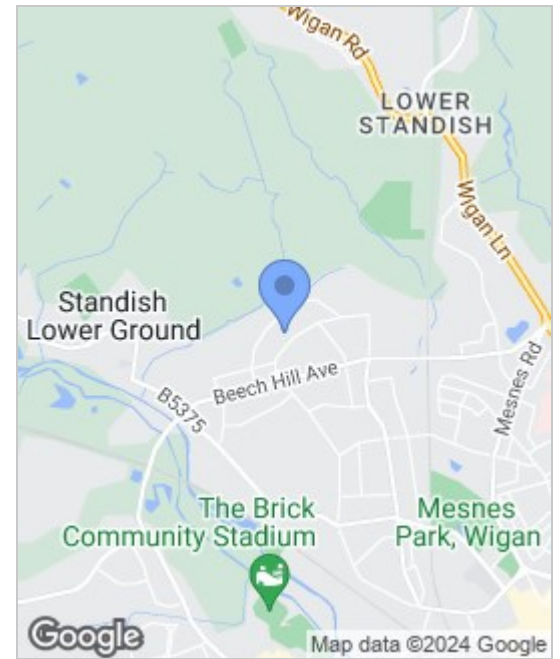
Bedroom 3

Bathroom

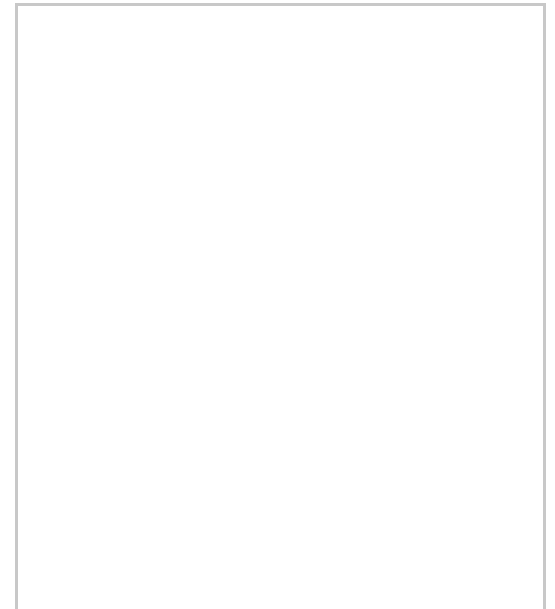
## EXTERNAL

Rear Garden

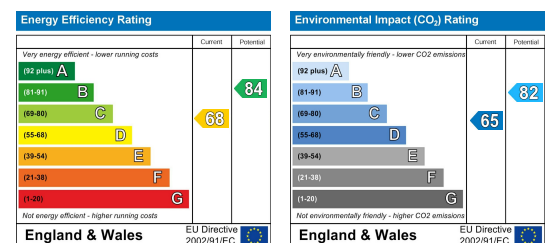
## Area Map



## 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 the property.

