



## 24 Marlborough Avenue

Ince, Wigan, WN3 4PY

**£950 PCM**



Sapphire Homes are pleased to be in a position to offer For Rent this immaculately presented and newly refurbished 3 bedroom semi detached property that is located in a popular residential location that is also close to local schools, amenities and transport links. The accommodation briefly comprises of entrance / hallway, generous lounge and to the rear elevation there is a further reception 2 with access to a separate modern fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to 3 bedrooms and a family bathroom with shower over bath and there is a separate W.C. The property is warmed by Gas Central Heating and also benefits from a tasteful décor which has been newly refreshed throughout and UPVC double glazing throughout. Externally to the front and rear elevation there is a low maintenance garden with a newly installed driveway providing ample off road parking and to the rear there is a low maintenance garden which is mainly laid to lawn with newly installed perimeter fencing, low maintenance borders and a patio area. Early Internal viewing is a must to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

## FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

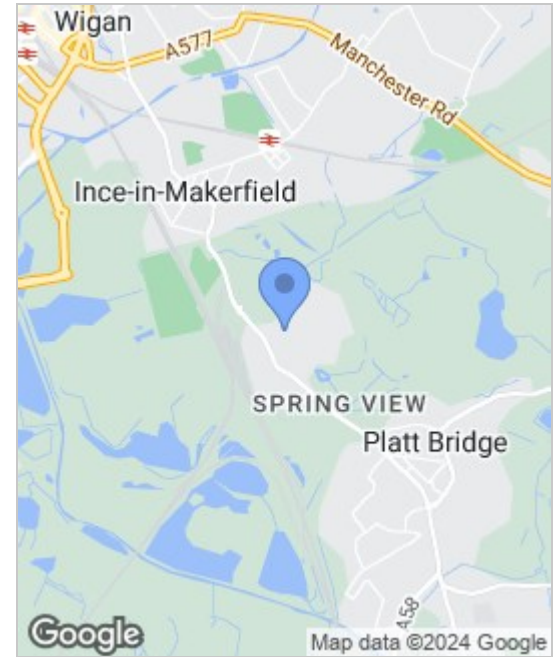
Bathroom

W.C.

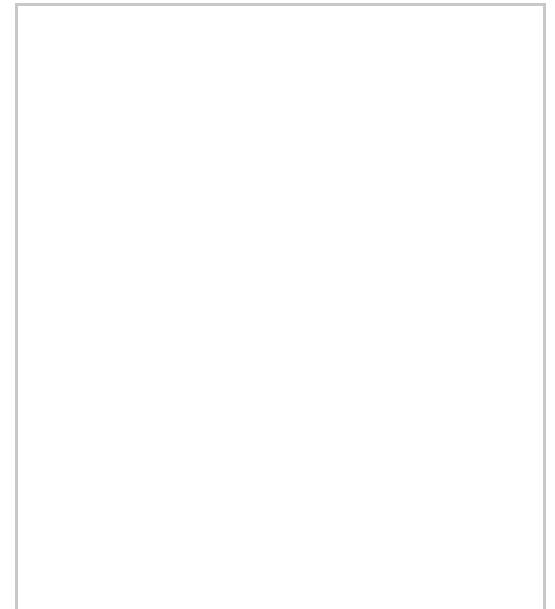
## EXTERNAL

Rear Garden

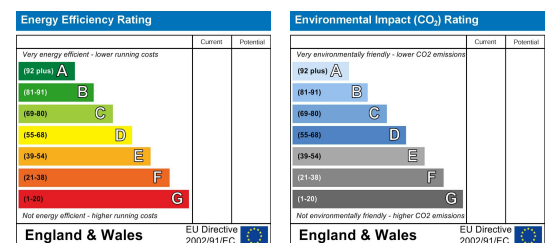
## Area Map



## 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 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.

