



## Room 4, 17 Ashland Avenue

Swinley, Wigan, WN1 2DP

**£160 Per Week**



STUNNING ENSUITE LUXURY FURNISHED BEDROOM\*\*\* \*\*MUST VIEW\*\* \*\*\*\*BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, HIGH SPEED WIFI, TV'S IN BEDROOMS\*\* It is with pleasure that Sapphire Homes are in a position to offer the largest of these Stunning Ensuite Bedrooms in a stunning HMO conversion. The property is close to the heart of Wigan town centre, a few minutes walk from Wigan Hospital as well as local amenities and transport links. The property is Fully furnished throughout all with excellent furnishings and fixtures as well as all bills included in the rental figure. There is a generous and luxurious modern fitted kitchen leading into a generous living / dining area and to the top floor there is a utility / ironing room. Each bedroom / ensuite which has a secure lock on their door, carpeted flooring throughout, tasteful decor and excellent furnishings including wall mounted TV's included in each room. Externally the property has a garden area to front and rear and this property would suit professional. Early internal viewings are highly recommended to appreciate in full. No Pets. No Smokers.



## GROUND FLOOR

Entrance / Hallway

Kitchen

Lounge / Diner

Bedroom 1

Bedroom 2

## FIRST FLOOR

Landing

Bedroom 3

Bedroom 4

## SECOND FLOOR

Bedroom 5

Bedroom 6

Utility / Laundry Room

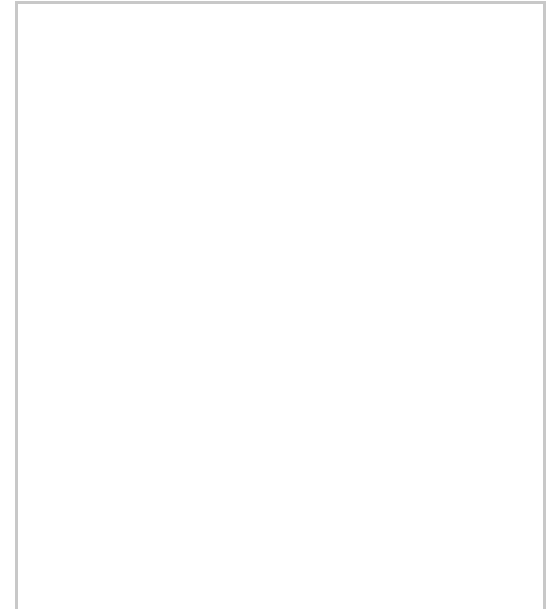
## EXTERNAL

Rear Garden

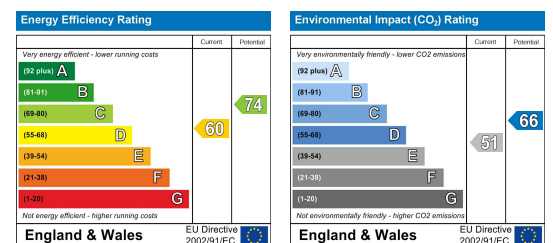
## Area Map



## Floor Plans



## Energy Efficiency Graph



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