



## 3 Clifton Street

Swinley, Wigan, WN1 2BU

£925 PCM



Sapphire Homes are delighted to offer For Rent this large 3 bedroom bay fronted terraced property that is located within walking distance of Wigan town centre and a few minutes walk from Wigan Infirmary, outstanding local schools, amenities and transport links including the train and bus station for those requiring commuter links. The property briefly comprises of a welcoming entrance / hallway leading to a spacious lounge with modern fire and surround and to the rear is a large reception / dining and a fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to three well appointed bedrooms and there is a family bathroom with modern three piece shower suite in white. The property is warmed by Gas Central Heating and benefits from Double Glazing and a modern tasteful décor. Externally the property is pavement fronted and to the rear there is a low maintenance garden with brick perimeter wall and gated access. The property is suited to couple or family and early internal viewings are highly recommended to appreciate this lovely family home. No Smoking.





## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

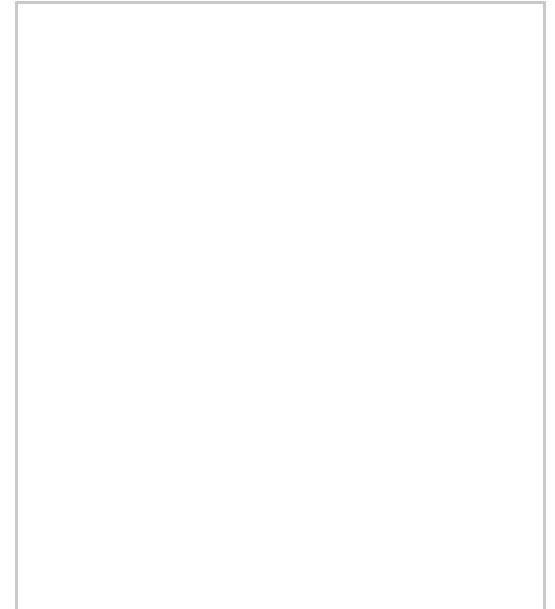
## EXTERNAL

Rear Garden

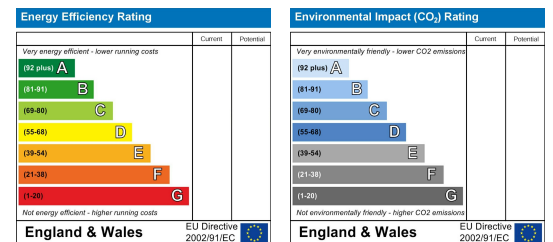
## Area Map



## 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.



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