



1 First Avenue

Springfield, Wigan, WN6 7AZ

£825 PCM



It is with great pleasure that Sapphire Homes are in a position to offer To Let this well maintained and deceptively spacious 2 bedroom end terraced home within close distance of Wigan town centre and in a popular residential location that is within walking distance of local schools, amenities and transport links The accommodation briefly comprises of entrance / vestibule, spacious lounge area, modern fitted kitchen diner with range cooker, two good sized bedrooms and a modern three piece family bathroom with shower over bath. The property is warmed by Gas Central Heating and benefits from Double Glazing throughout and a tasteful decor. Internal viewing is highly recommended to appreciate in full. No Smokers.



GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Master Bedroom

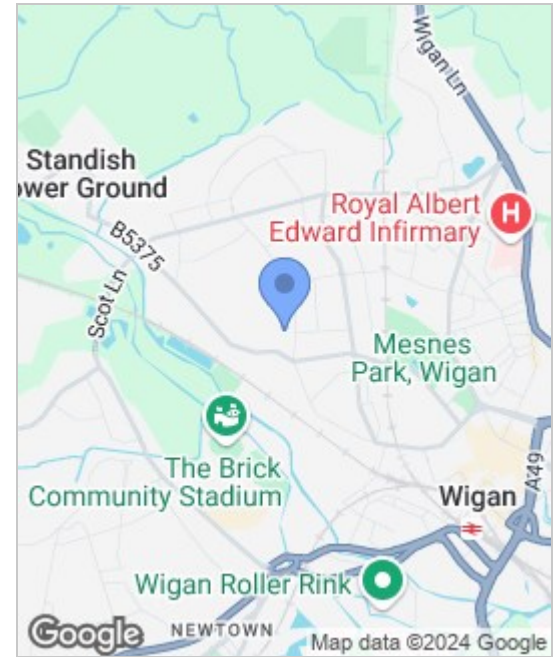
Bedroom 2

Bathroom

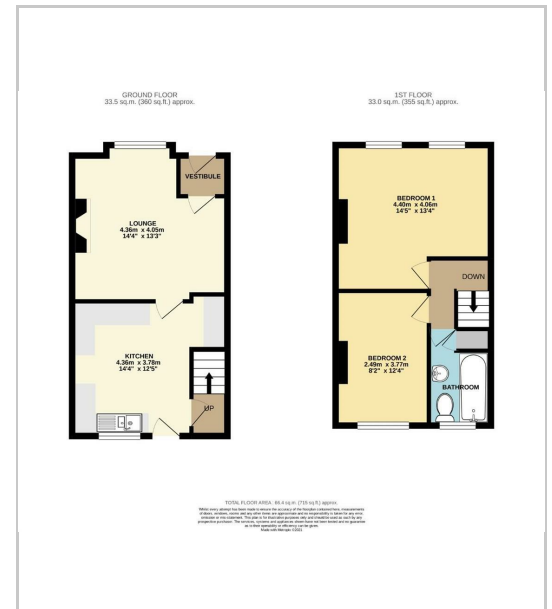
EXTERNAL

Rear Garden

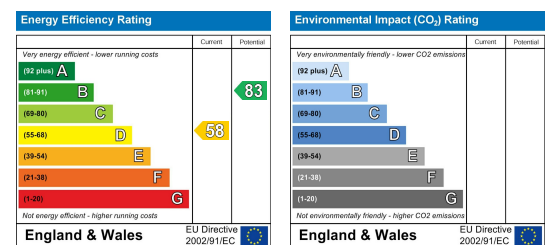
Area Map



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 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.

