



## 24 Rudyard Avenue

Standish, Wigan, WN6 0LH

**£1,700 PCM**



Sapphire Homes are delighted to offer For Rent this immaculate 4 bedroom semi detached family home in a much sought after location that is close to the heart of Standish village, outstanding local schools and amenities as well as transport links for those requiring commuter access with the M6 Junction 27 being only a few minutes drive away. In brief the accommodation comprises of porch which leads to a welcoming entrance / hallway, generous lounge and to the rear elevation there is a spacious open plan modern fitted kitchen / dining area with bi folds leading to the rear garden. The hallway also provides access to a further reception room which could be utilised as a 4th bedroom and an impressive family bathroom. To the first floor, the landing provides access to 3 well appointed bedrooms with the master boasting fitted robes and there is a further family bathroom with modern three piece shower suite in white. The property is warmed by Gas Central Heating and also boasts UPVC double glazing and a neutral flooring and décor throughout. Externally the property has a impressively landscaped garden with perimeter fencing, paving area, lawn, bbq/ terraced, bar area and there is a garden room / store to the side elevation. To the front there is off road parking, lawn and stocked borders. The property is offered unfurnished and early internal viewing is a must to appreciate in full. No Smoking.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining

Family Bathroom

Bedroom 4 / Reception 2

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

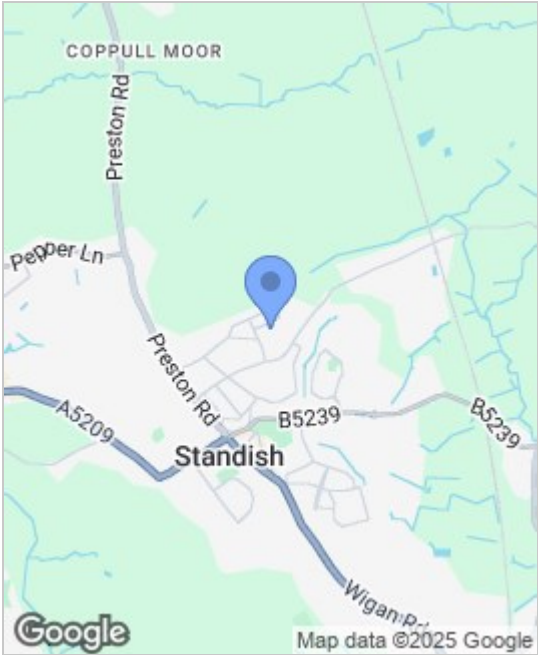
EXTERNAL

Rear Garden

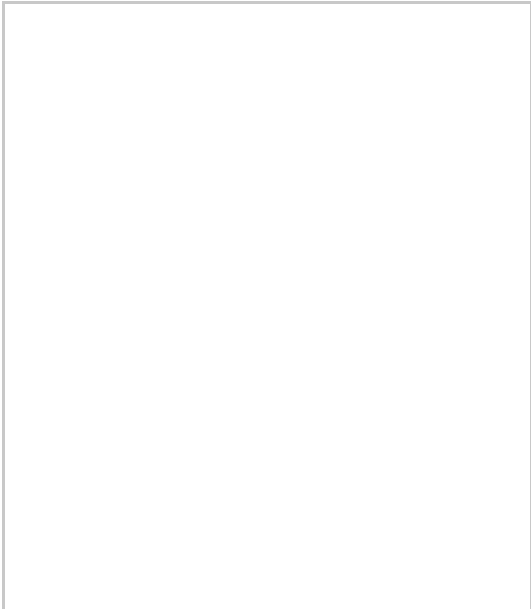
Bar Area

Garden Room / Store

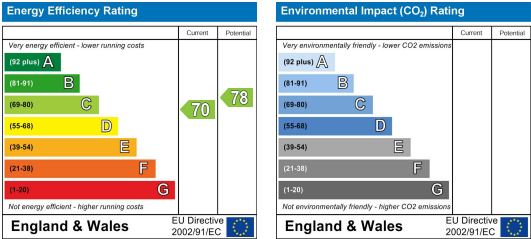
Area Map



Floor Plans



Energy Efficiency Graph



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