



## 23 Abraham Gardens

, Orrell, WN5 8FT

**£1,200 PCM**



Sapphire Homes are delighted to offer For Rent this brand new 2 bedroom end terraced home that is nestled in Orrell which is well connected, with easy access to the M58 and M6 offering links to St Helens and Ormskirk as well as the cities of Liverpool and Manchester, making it an ideal commuter village for professionals and also offers close proximity to outstanding local schools, amenities and local transport links. In brief the accommodation comprises of a well appointed living area, stunning fitted kitchen / diner with French doors to the rear garden and there is a downstairs W.C. and storage. To the first floor the landing provides access to two double bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also boasts a modern tasteful decor, UPVC double glazing, solar panelling as well as an EV charger with one allocated parking space / driveway. Externally to the front there is a low maintenance garden and parking space and the rear enjoys a private aspect with lawn, patio area, perimeter fencing and there is rear gated access. The property is perfect for professional, couple or small family and early internal viewing is encouraged to appreciate this brand new home. No smoking. No Pets Considered.



GROUND FLOOR

- Living
- Kitchen / Diner
- WC

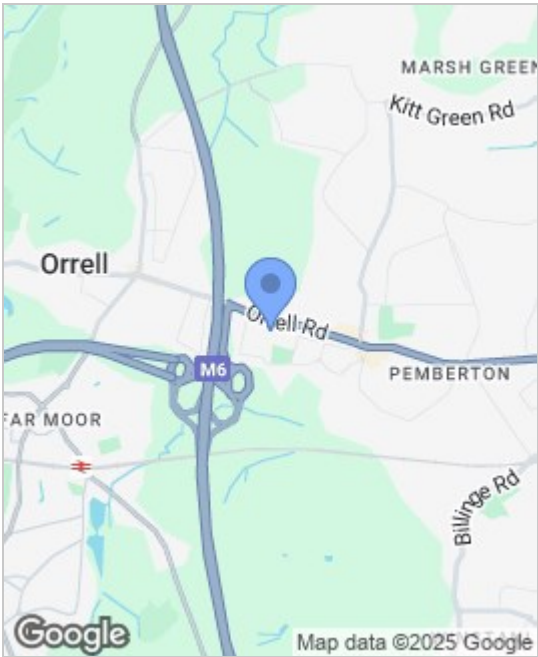
FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bathroom

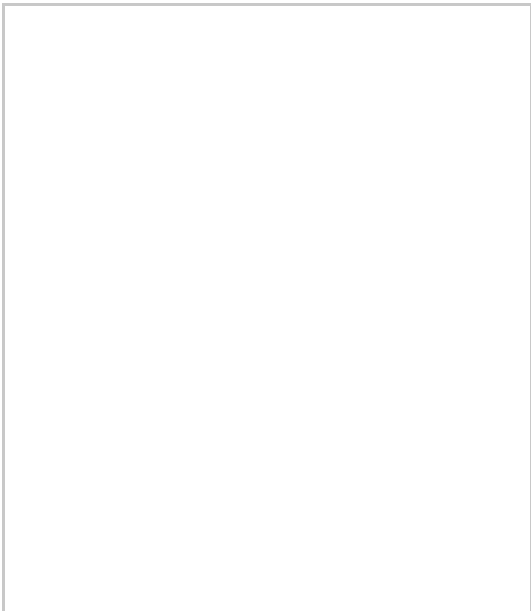
EXTERNAL

- Garden

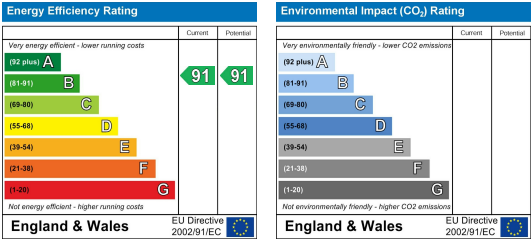
Area Map



Floor Plans



Energy Efficiency Graph



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