



## 60 Park Road

Orrell, Wigan, WN5 8HX

**£825 PCM**



Sapphire Homes are delighted to offer For Rent this spacious 2 bedroom mid terraced property in a popular residential area that is situated close to all local schools, amenities and transport/motorway links including the M6 and M58 as well as being a short walk from the heart of Pemberton. The accommodation briefly comprises of entrance / hallway, lounge, kitchen / diner and to the rear there is a storage room / study space. To the first floor the landing provides access to two double bedrooms and bathroom with 4 piece suite in white with separate shower and bath. The property is warmed by gas central heating and has a modern décor and also boasts UPVC double glazing throughout. Early internal viewing is a must to appreciate in full. No Smoking.



GROUND FLOOR

Entrance / Hallway

Front door with hallway offering access to both reception rooms, stairs leading to first floor accommodation, lighting and alarm control pad.

Reception 1 14'7" x 10'10" (4.45 x 3.30)

To the front elevation with gas fire, coved ceiling, laminate flooring, wall mounted radiator and double glazed window.

Reception 2 10'8" x 14'9" (3.25 x 4.50)

To the rear elevation with dual fuel fire, under stair storage, coved ceiling, dado, wall mounted radiator and double glazed window.

Kitchen 10'11" x 7'9" (3.33 x 2.36)

Fitted with a range of wall and base units with worktop to compliment, below unit lighting, 1 and ½ sink unit and drainer, 5 burner gas hob, electric oven, integrated fridge, combi boiler housed in kitchen unit, laminate flooring, part tiled walls, double glazed window and UPVC double glazed door leading out to the rear garden.

FIRST FLOOR

Landing

Access to both bedrooms and bathroom, loft access point with drop down ladder and partial boarding

Master Bedroom 14'10" x 9'5" (4.52 x 2.87)

To the front elevation with double glazed window, centre light, carpeted flooring, wall mounted radiator.

Bedroom 2

To the rear elevation with double glazed window, centre light, carpeted flooring, wall mounted radiator.

Bathroom

Comprising: 4 piece suite with corner bath with shower mixer, shower cubicle, low flush w/c, pedestal wash basin, chrome towel rail, inset spotlights, partially tiled walls and double glazed window to the rear elevation.

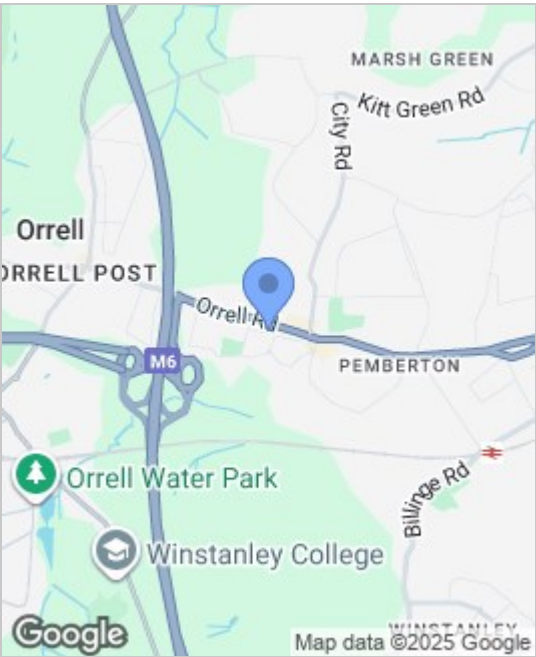
EXTERNAL

Low maintenance garden area to the front elevation.

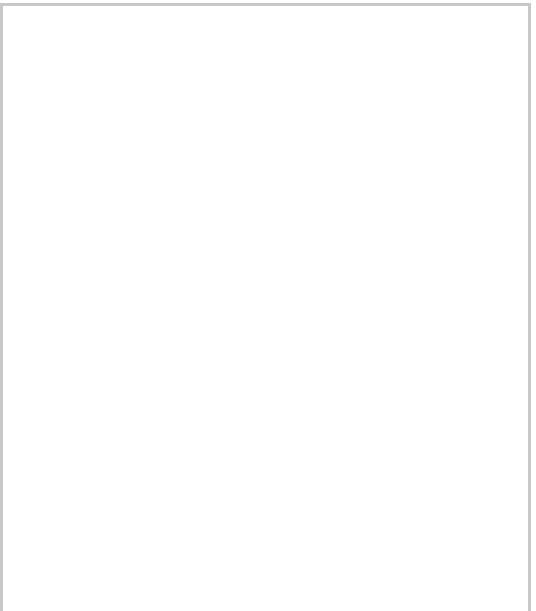
Rear Garden

Low maintenance rear garden with gravel stone, perimeter fencing wall boundaries, outside lights and rear gated access.

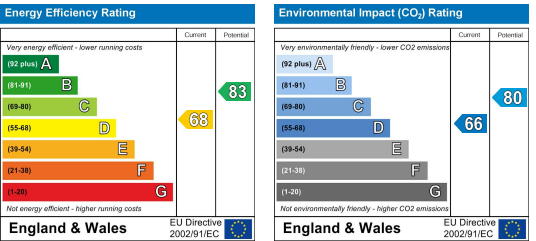
Area Map



Floor Plans



Energy Efficiency Graph



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