



390 Billinge Road

Highfield, Wigan, WN3 6BH

£800 PCM



Sapphire Homes are delighted to offer To Rent this wonderfully presented two bedroom end terraced property which was built circa 1865 and is located on the always sought after Billinge Road in Highfield within close proximity to motorway links, local amenities, schools and the train station. Benefitting from a single storey extension to the rear it is perfectly suited for professional, couple or small family. Internally the accommodation briefly comprises of entrance vestibule, lounge with feature fireplace, separate dining room with feature fireplace and a brand new fully fitted kitchen to the rear elevation with access to the rear garden. To the first floor there are two good sized bedrooms and a bathroom with a three piece suite in white with shower over bath and the property also benefits from a loft room which is accessed via ladders but makes wonderful additional space and can be used as a home office or store room. The property also benefits from Gas Central Heating with a recently installed boiler, neutral decor and flooring and double glazed windows. To the rear is a well maintained garden with lawn area, decking, well stocked borders and gated access to the side. Viewing is essential to appreciate this wonderful property. No Smoking.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

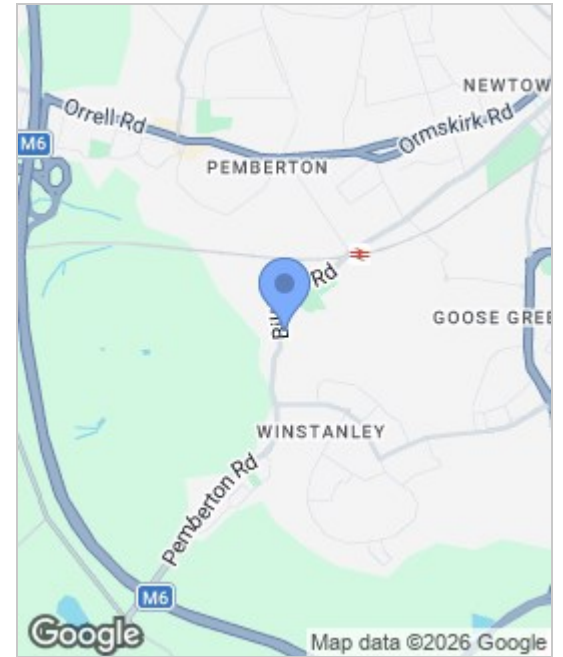
Bathroom

## LOFT ROOM

## EXTERNAL

Rear Garden

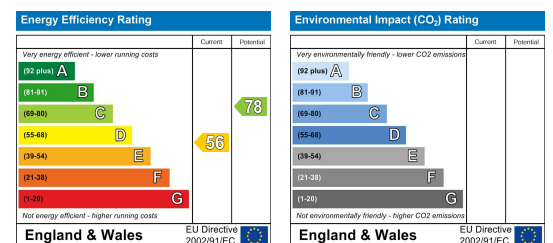
## Area Map



## 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.

