

# 17 First Avenue

## Hindley, Wigan, WN2 3EB

**£725 Per Month**

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Sapphire Homes are delighted to offer For Rent this well presented 2 bedroomed mid terraced house offering close proximity to local amenities, schools and transport links whilst also within walking distance of Hindley centre. The accommodation briefly comprises briefly of entrance / vestibule, lounge with feature fire and surround, generous dining kitchen with access door leading to the rear garden, two good sized bedrooms and family bathroom with 3 piece suite in white and shower over bath. The property is warmed by gas central heating and also benefits from double glazing and a tasteful decor throughout. Externally the property is pavement fronted and to the rear there is a good sized garden with patio area, lawn, brick perimeter and gated access. The property is suited to professional, couple or small family and early internal viewings highly recommended to appreciate this property in full. No Smoking.







## GROUND FLOOR

## Entrance / Vestibule

## Lounge

## Kitchen / Diner

## FIRST FLOOR

## Landing

## Master Bedroom

## Bedroom 2

## Bathroom

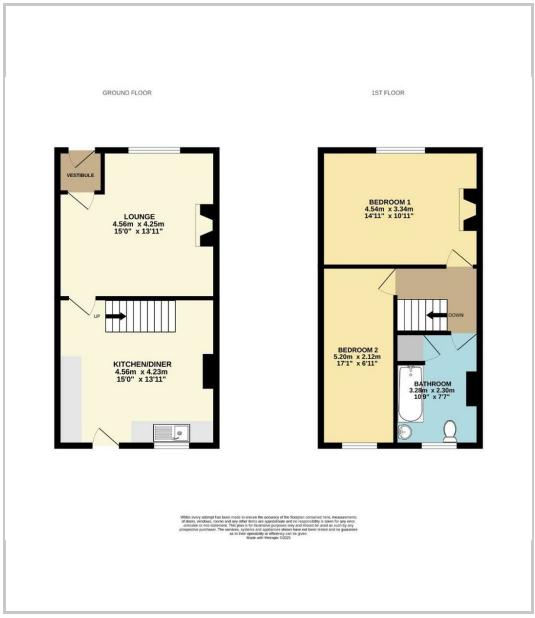
## EXTERNAL

## Rear Garden

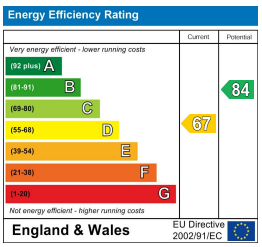
## Area Map

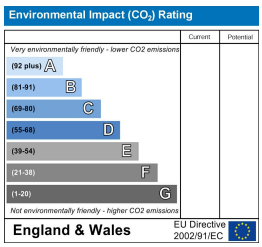



## Floor Plans




## 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX
T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366