



65 Warrington Lane

, Wigan, WN1 3RT

£115 Per Week



****FURNISHED ENSUITE BEDROOM**** ****BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, HIGH SPEED WIFI**** It is with pleasure that Sapphire Homes are in a position to offer this ground floor ensuite furnished bedroom in a well maintained HMO conversion. The property is close to the heart of Wigan town centre as well as being a few minutes walk from local amenities and transport links. The property is fully furnished throughout with excellent furnishings and fixtures as well as all bills included in the rental figure. There is a generous and luxurious modern fitted kitchen / living / dining area. Each bedroom has its own secure lock on their door, carpeted flooring throughout, modern tasteful décor and bedroom 1 has its own ensuite with excellent furnishings in the room. Externally the property is pavement fronted and has a patio garden to the rear. This property would suit professional tenants and early internal viewings are highly recommended to appreciate in full. No Pets. No Smokers.



GROUND FLOOR

Bedroom 1

Ensuite

Communal Kitchen / Dining / Living

Bedroom 2

Communal Bathroom

FIRST FLOOR

Bedroom 3

Bedroom 4

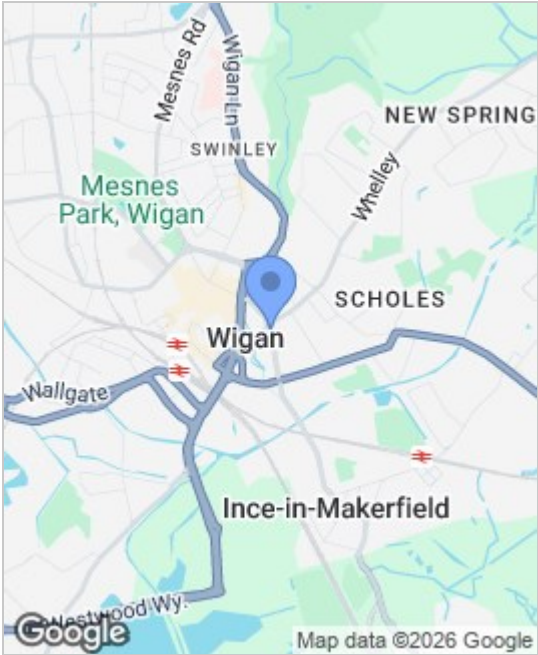
Bedroom 5

Communal Bathroom 2

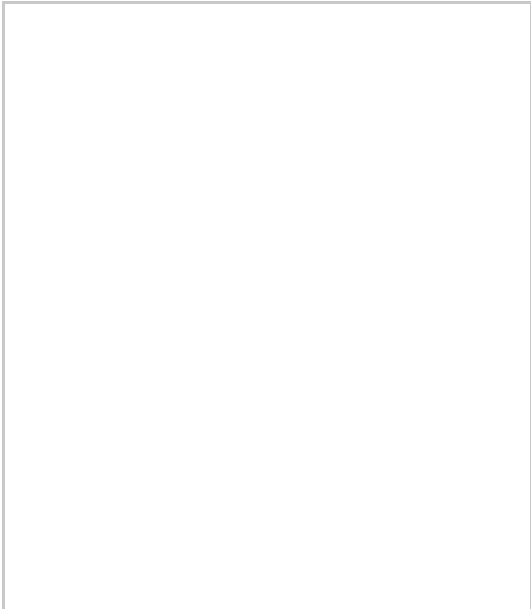
EXTERNAL

Rear Garden

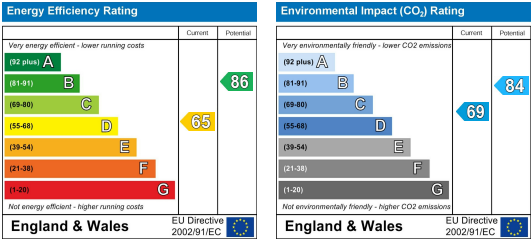
Area Map



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 firms employment has the authority to make or give any representation on or warrant property.

