



## 47 St. Elizabeths Road

Aspull, Wigan, WN2 1SJ

**£700 PCM**



Sapphire Homes are delighted to offer For Rent this well presented 2 bedroom ground floor flat in a popular residential location that is close to the M61 and the network this gives access to as well as being a short drive from Wigan town centre, good local schools and a short walk to local amenities. The property briefly comprises of entrance / hallway leading to a spacious lounge with separate modern fitted kitchen with door leading to rear garden. The hallway also provides access to two well appointed bedrooms and a bathroom with modern 3 piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from a modern tasteful décor and double glazing throughout. Externally there is off road parking for 2 vehicles to the front elevation and to the rear there is a private garden with lawn and small patio area. Early internal viewing is highly recommended to appreciate in full. No Smoking.



## GROUND FLOOR

Emtrance / Hallway

Lounge

Kitchen

Bedroom 1

Bedroom 2

Bathroom

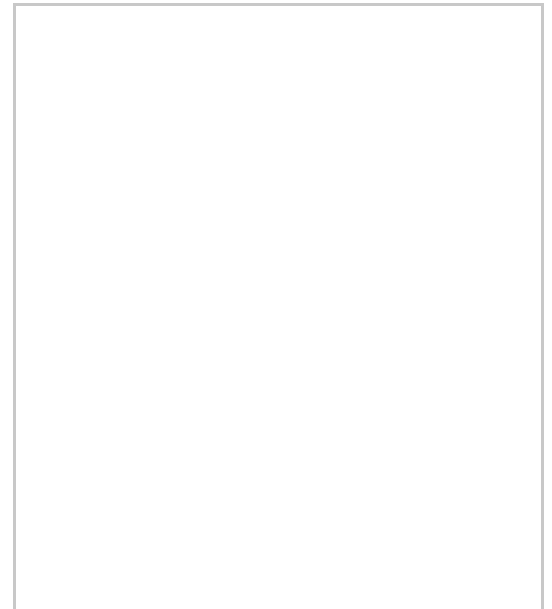
EXTERNAL

Rear Garden

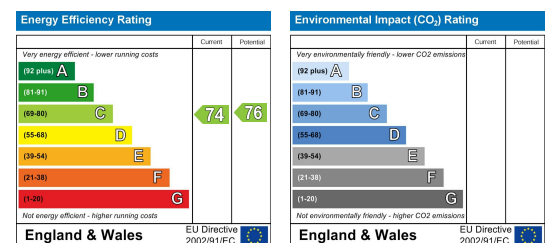
## Area Map



## Floor Plans



## Energy Efficiency Graph



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