



3 Park Avenue

Billinge, Wigan, WN5 7JW

£875 PCM



Sapphire Homes are delighted to be in a position to offer TO LET this well presented 2 bedroom end terraced property in a much sought after location and offering close proximity to schools, transport links and local amenities. The property is tastefully decorated throughout and internal viewings are highly recommended to appreciate in full. The accommodation briefly comprises of porch leading to entrance / hallway, lounge, modern fitted kitchen / diner and sun room to the rear elevation. To the first floor there are two good sized bedrooms and bathroom with modern 4 piece suite in white with separate shower and corner bath. Externally the property benefits from a small garden to the front and good sized garden to the rear with patio area, lawn and shed offering additional storage. Gas Central Heating and Double Glazing. Ideal for professional, couple or small family. Neutral decor throughout. Internal viewing is a must to appreciate in full. No Pets. No Smokers.



GROUND FLOOR

- Porch
- Entrance / Hallway
- Lounge
- Kitchen / Diner
- Sun Room

FIRST FLOOR

- Landing
- Master Bedroom
- Bedroom 2
- Bathroom

- EXTERNAL
- Rear Garden

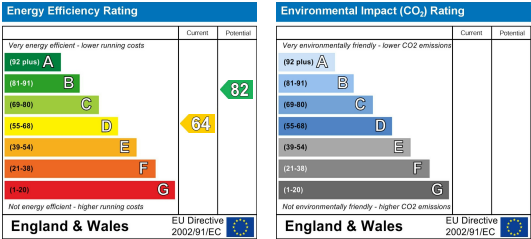
Area Map



Floor Plans



Energy Efficiency Graph



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