



## 194 Orrell Road

Orrell, Wigan, WN5 8HQ

£995 PCM



Sapphire Homes are delighted to offer For Rent this newly refurbished and immaculately presented 3 bedroom mid terraced house which is located in the heart of Orrell centre and convenient for local shops, transport links, outstanding schools, and a short distance from the M6 and M58 making it ideal for those requiring the commuter links. Internally the accommodation briefly comprises of entrance / hallway, welcoming lounge and to the rear elevation is a further reception room / dining area with doors leading to a brand new modern fitted kitchen / diner with door providing access to the family bathroom with three piece suite in white with shower over bath. To the first floor the landing provides access to three well appointed bedrooms and the master has an ensuite bathroom with large walk in shower area. The property has a neutral decor and benefits from double glazing throughout and is warmed by gas central heating. To the front is a low maintenance garden and to the rear there is a paved garden with stocked borders and rear gated access. The property is perfect for a couple or family and early internal viewing is highly recommended to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining / Reception 2

Kitchen

Bathroom

## FIRST FLOOR

Landing

Bedroom 1

Ensuite

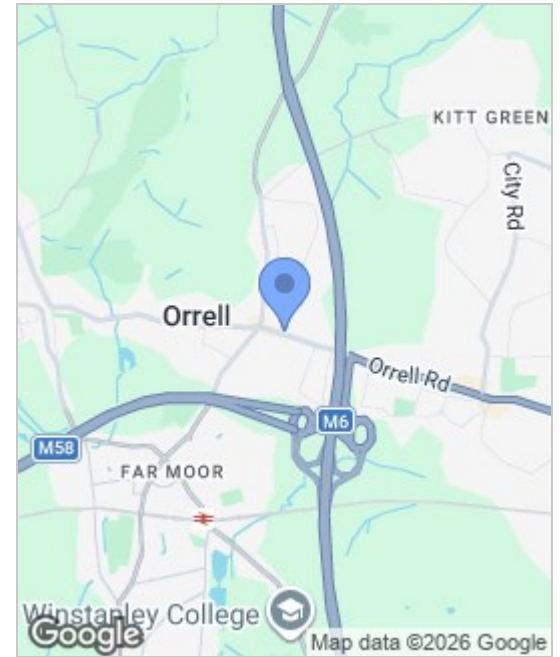
Bedroom 2

Bedroom 3

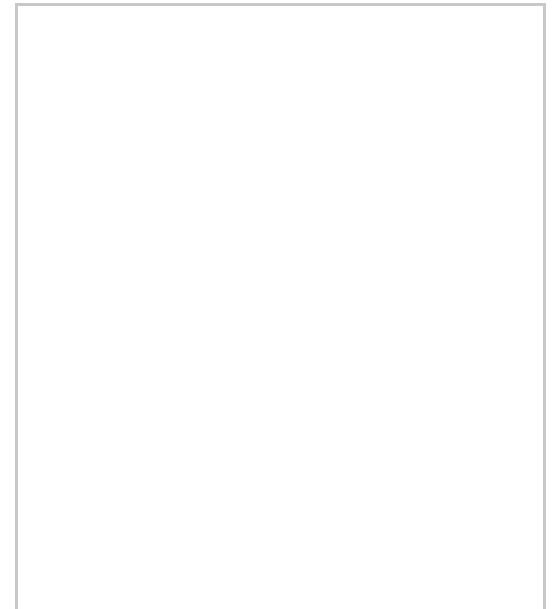
## EXTERNAL

Rear Garden

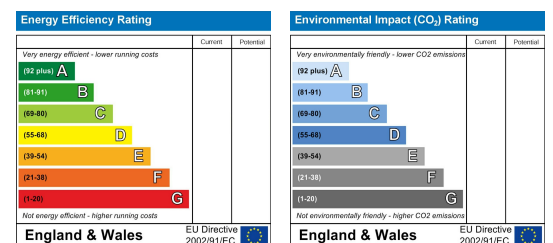
## Area Map



## 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.



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