



38 Lessingham Avenue

Swinley, Wigan, WN1 2HX

£1,100 PCM



It is with great pleasure that we are in a position to offer For Rent this well maintained and spacious 2 bedroom extended semi detached property in very popular residential location which must be internally viewed to be appreciated in full. The accommodation briefly comprises of entrance / hallway leading to large living room or living / dining space, large modern fitted kitchen / dining to the rear elevation and separate utility room. To the first floor there are two double bedrooms - both with fitted robes and bathroom with modern 3 piece suite and chrome mixer shower over bath. The property also benefits from a large landscaped garden to the rear, off road parking, gas central heating, UPVC double glazing and neutral décor throughout. No Pets. No Smokers. Internal viewing is highly recommended.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen / Dining

Utility Room

FIRST FLOOR

Landing

Master Bedroom

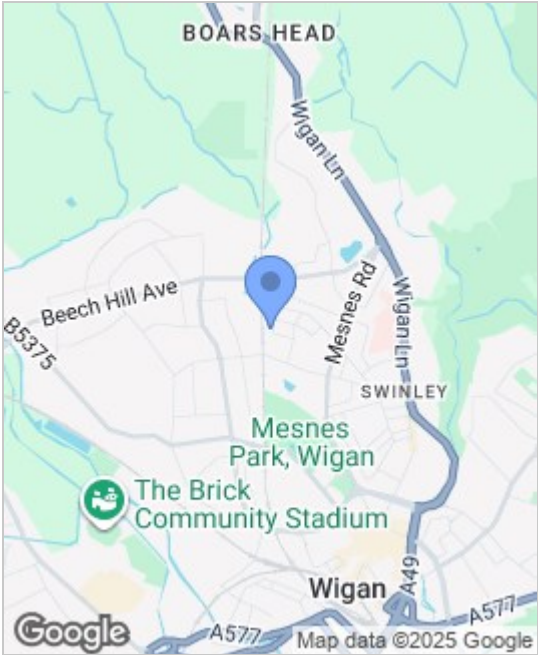
Bedroom 2

Bathroom

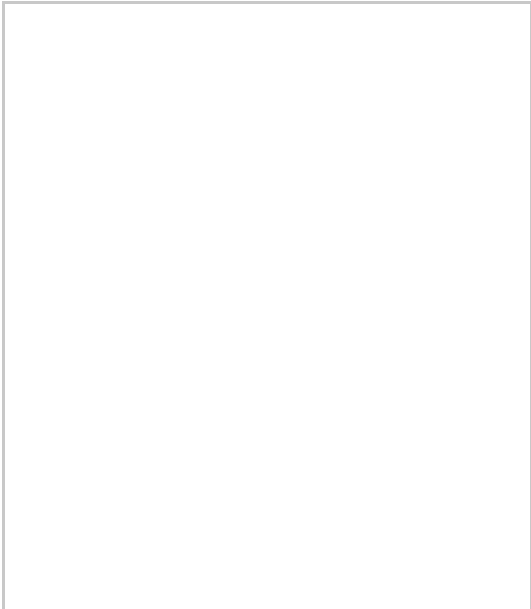
EXTERNAL

Rear Garden

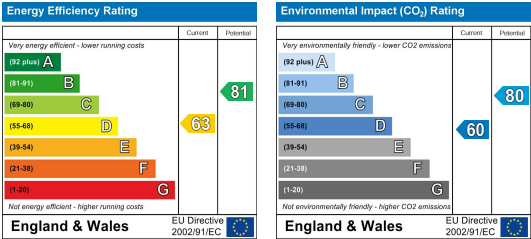
Area Map



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 these particulars as a 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 relation to the property.

