



## 14 Higher Lane

Upholland, Skelmersdale, WN8 0NL

**£750 PCM**



Sapphire Homes are delighted to offer To Let this 2 bedroom ground floor apartment in a popular development in a highly desirable location in the historic village of Upholland and is close to local amenities, transport links as well as being a brief walk to Upholland Village. In brief the accommodation comprises of entrance / hallway, generous lounge, fitted kitchen, two spacious bedrooms with the master benefitting from fitted robes and there is a bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from a newly refreshed decor and double glazing. Externally there is a small patio garden to the rear and to the front there is off road parking for 2 vehicles. Early internal viewing is a must to appreciate in full. No Smokers.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Bedroom

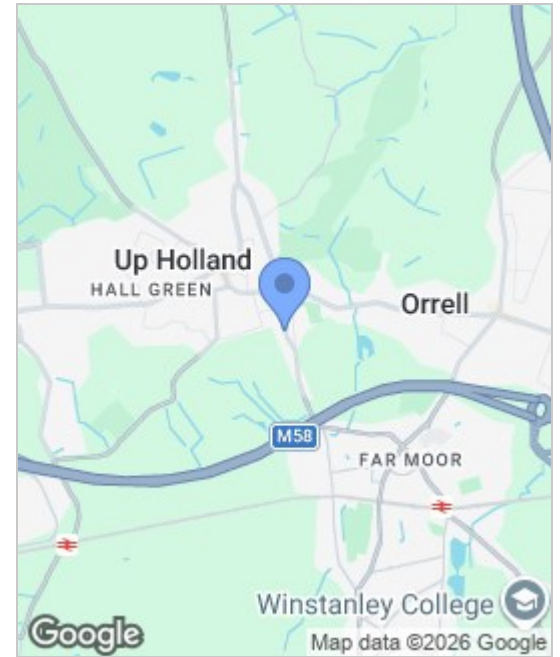
Bedroom 2

Bathroom

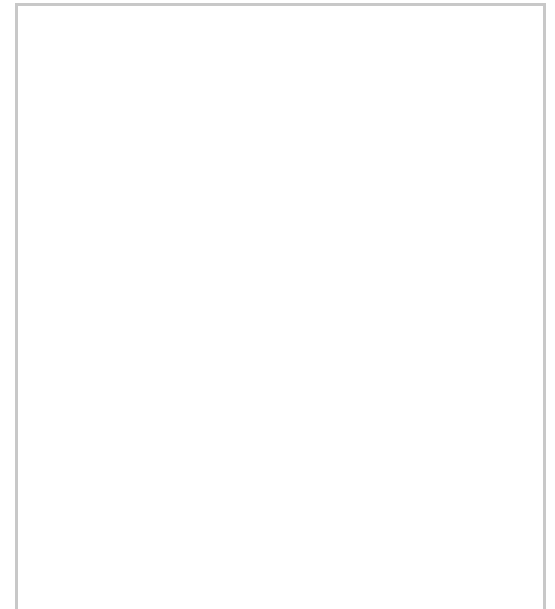
## EXTERNAL

Small Garden Area

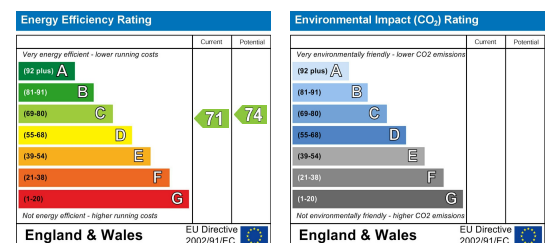
## Area Map



## 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.

