



## 3 Edge Hall Road

Orrell, Wigan, WN5 8TL

**£850 PCM**



Sapphire Homes are delighted to offer For Sale this well presented 2 bedroom terraced located in the heart of Orrell and ideally located for local amenities, highly acclaimed schools and transport links including Orrell Train Station. The property is deceptively spacious throughout and briefly comprises of entrance / hallway leading to a Lounge with reception 2 / dining room with open plan modern fitted kitchen / diner with door leading to the rear garden. To the first floor the landing provides access to two good sized bedrooms and a family bathroom with three piece suite in white with shower over bath. To the front and rear of the property are low maintenance garden areas with the rear garden having a private aspect. The property is warmed by gas central heating and also benefits from double glazing and a neutral decor throughout. Early internal viewings are highly recommended to appreciate this wonderful property in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

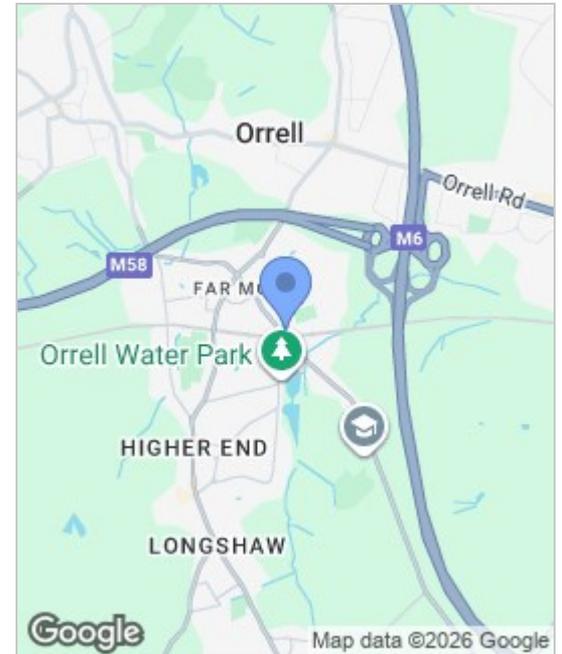
Bedroom 2

Bathroom

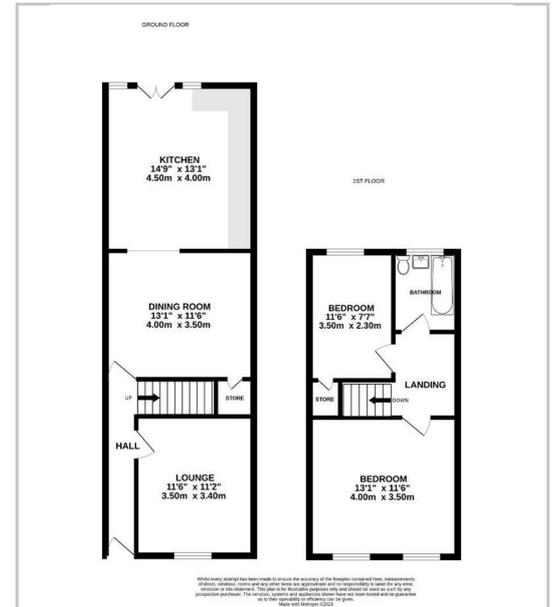
## EXTERNAL

Rear Garden

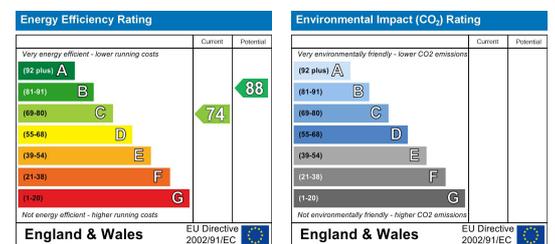
## Area Map



## 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 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.

