



## 120 Cranfield Road

Marus Bridge, Wigan, WN3 5QE

**£1,100 PCM**



Sapphire Homes are delighted to be in a position to offer For Rent this well presented 3 bedroom semi detached family home in a popular residential location that offers close proximity to excellent local schools, amenities and transport links including the M6 Junction 25 making it perfect for those requiring commuter links. The accommodation briefly comprises of porch leading to spacious lounge and to the rear elevation is a separate fitted dining room / reception 2 and separate fitted kitchen. To the first floor the landing provides access to 3 good sized bedrooms and a family bathroom with modern three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a modern tasteful décor throughout. Externally the property enjoys a sunny rear aspect and boasts a well maintained garden with off road parking to the front elevation and single garage with front and rear access. This property would appeal to couple or family and early internal viewings are highly recommended to appreciate in full. No Smoking.



## GROUND FLOOR

- Porch
- Lounge
- Dining / Reception 2

## Kitchen

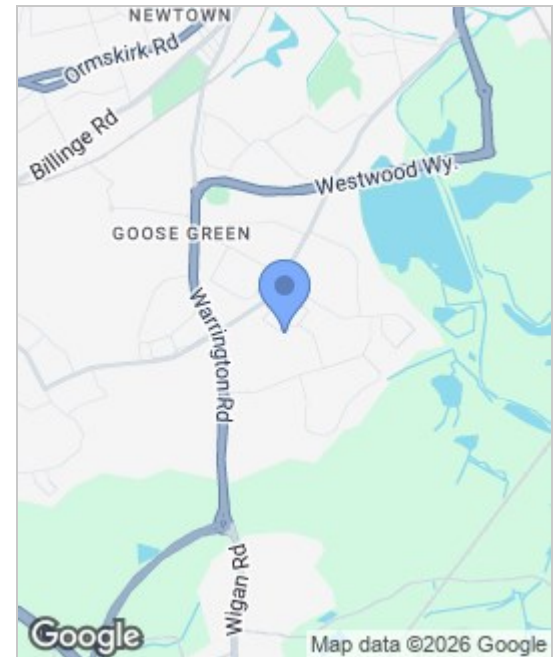
## FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

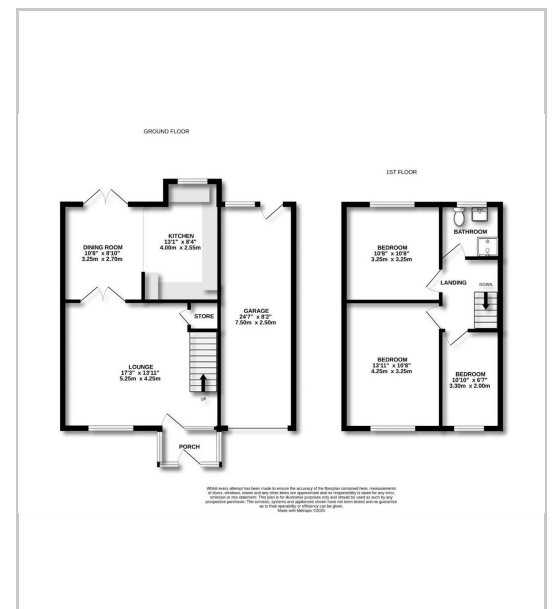
## EXTERNAL

- Rear Garden
- Garage

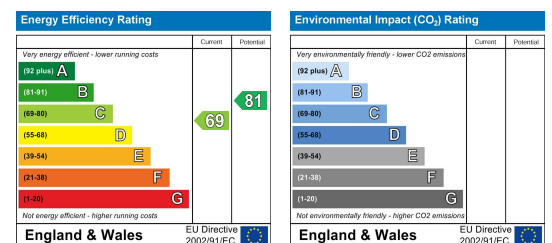
## Area Map



## 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.

