



## 6 Beresford Street

, Wigan, WN6 7LH

**£775 Per Month**



Sapphire Homes are delighted to offer For Rent this well appointed 2 bedroom part furnished mid terraced house that would be perfect for professional, couple or small family. Situated in close proximity to the town centre and close to local schools and amenities this property must be internally viewed to appreciate in full. In brief the accommodation briefly comprises of entrance / vestibule, spacious lounge, fitted kitchen / diner and utility room to the rear which also provides access to the rear patio garden. To the first floor the landing area provides access to two good sized bedrooms and a family bathroom with three piece suite in white. Externally to the rear of the property is a private low maintenance garden with rear access and the property is warmed by Gas Central Heating and has Double Glazed windows throughout as well as a neutral décor and presentation. Early internal viewing is a must to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

Utility Room

## FIRST FLOOR

Landing

Bedroom 1

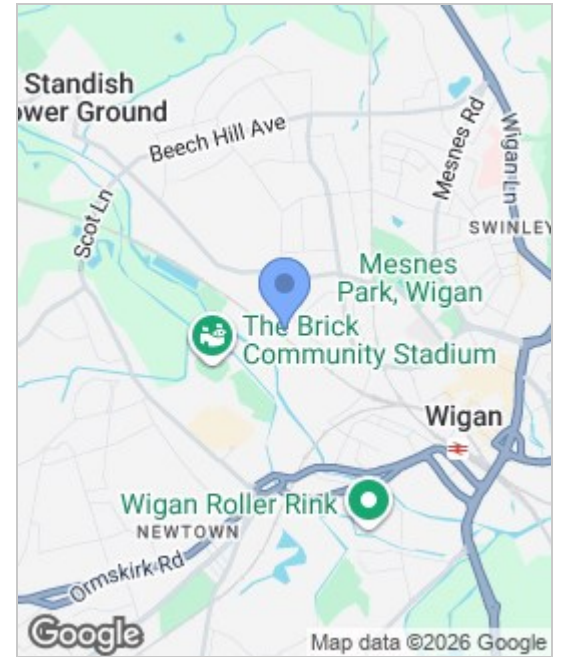
Bedroom 2

Bathroom

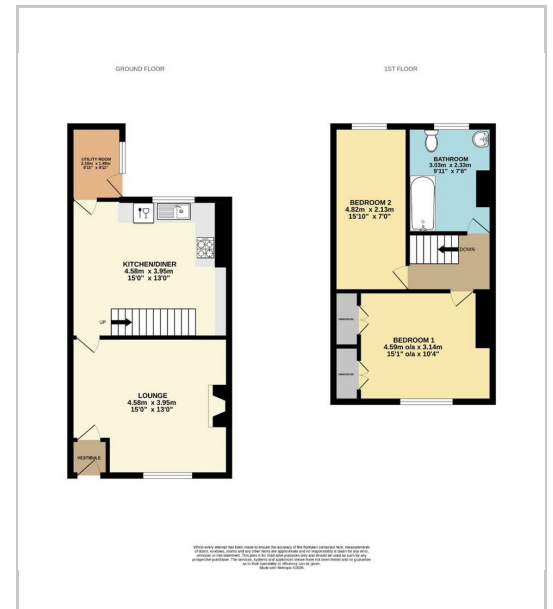
## EXTERNAL

Rear Garden

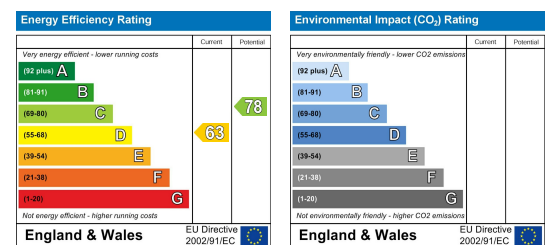
## Area Map



## 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.



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