



## 65 Warrington Lane

, Wigan, WN1 3RT

**£90 Per Week**



**\*\*BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, HIGH SPEED WIFI\*\*** It is with pleasure that Sapphire Homes are in a position to offer this first floor double bedroom in a well maintained HMO conversion. The property is close to the heart of Wigan town centre as well as being a few minutes walk from local amenities and transport links. The property is fully furnished throughout all with excellent furnishings and fixtures as well as all bills included in the rental figure. There is a generous and luxurious modern fitted kitchen / living / dining area. Each bedroom has its own secure lock on their door, carpeted flooring throughout, modern tasteful décor and excellent furnishings in each room. Externally the property is pavement fronted and has a patio garden to the rear. This property would suit professional tenants and early internal viewings are highly recommended to appreciate in full. No Pets. No Smokers.



## GROUND FLOOR

Entrance / Hallway

Kitchen / Dining / Living

Communal Bathroom 1

## FIRST FLOOR

Landing

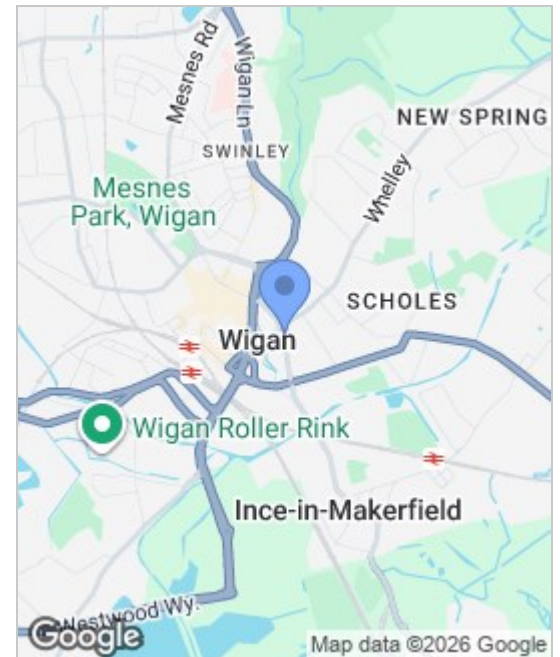
Bedroom 4

Communal Bathroom 2

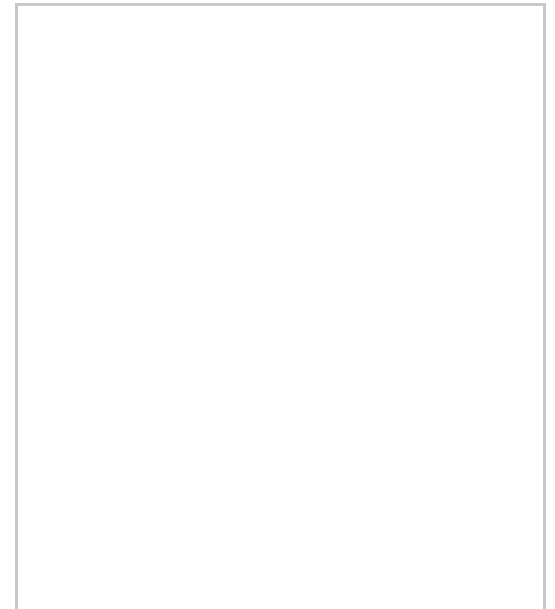
## EXTERNAL

Rear Garden

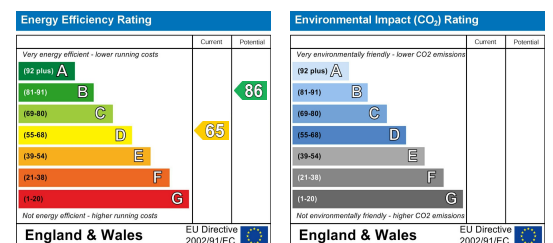
## Area Map



## 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.

