



## 11 Abbeyfields

, Wigan, WN6 7NZ

**£1,100 PCM**



Sapphire Homes are pleased to offer For Rent this well presented 3 bedroom semi detached property situated within a 1 and a 1/2 mile radius a mile of Wigan town centre and all town centre facilities as well as being a short walk to local schools, amenities and transport links. The accommodation briefly comprises of entrance / hallway, downstairs WC, generous sized lounge and to the rear elevation there is a modern fitted kitchen / diner with access to a conservatory which leads to the rear garden. To the first floor there are two large double bedrooms with the master having an ensuite shower room and there is a single bedroom and a modern bathroom with 3 piece suite in white with shower over bath. The property is well presented throughout and must be internally viewed to be appreciated in full with a modern tasteful décor throughout and is warmed by Gas Central Heating and benefits from Double Glazing. Externally there is off road parking to the side elevation and to the rear the garden has been expertly landscaped with patio and seating areas, artificial lawn, a wooden built undercover BBQ / terraced area and perimeter fencing. The property would suit couple or small family and early viewing is a must to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Diner

Conservatory

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

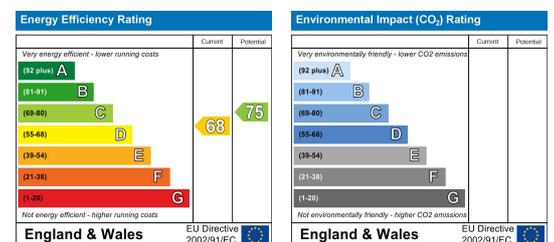
## Area Map



## Floor Plans



## Energy Efficiency Graph



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