



## 40 First Avenue

Hindley, Wigan, WN2 3EB

**£725 PCM**



Sapphire Homes are delighted to offer TO LET this well presented 2 bedroomed mid terraced house offering close proximity to local amenities, schools, transport links and also within walking distance of Hindley centre. The property is well presented and with neutral decor and tastefully presented. The accommodation briefly comprises briefly of entrance / vestibule, lounge, generous dining kitchen with access door leading to the rear garden, two good sized bedrooms and family bathroom with 3 piece suite in white and shower over bath. The property is warmed by gas central heating and also benefits from double glazing and good sized private garden to the rear. Viewings highly recommended to appreciate this property in full. No Smokers. Pets Welcome.



GROUND FLOOR

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

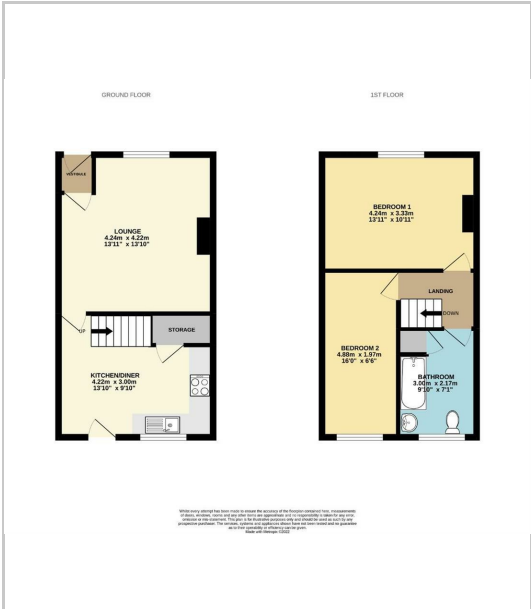
EXTERNAL

Rear Garden

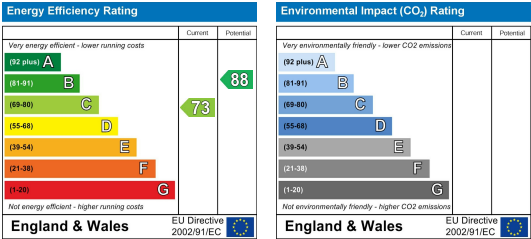
Area Map



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 firms employment has the authority to make or give any representation or warranty in relation to the property.

