



## 17 Mabs Cross Court

Standishgate, Wigan, WN1 1ZL

**£895 PCM**



Sapphire Homes are delighted to offer For Rent this wonderfully presented and deceptively spacious two bedroom mews / coach house on select development which is just a short walk from the town centre and all of its amenities. It is also a short walk from schools, churches and local amenities. The accommodation is in the heart of the town centre which is also ideal for those who commute to other cities for work and therefore need the accessible transport links which the town centre provides. The property comprises of entrance / hallway leading to large open plan Lounge / Dining Kitchen with integrated appliances and a large vaulted ceiling and there is a downstairs family bathroom with modern three pieces suite in white. To the first floor the landing provides access to 2 spacious bedrooms with the master benefitting from an ensuite shower suite and there is also a large storage cupboard built into the roof eaves. The property is warmed by Gas Central Heating and benefits from a modern tasteful décor and Double Glazing throughout. Externally the development is gated with intercom entry and there is an allocated parking bay. Early viewing is a must to appreciate in full and the property is perfect for couple or small family. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge / Kitchen / Diner

Bathroom

## FIRST FLOOR

Landing

Master Bedroom

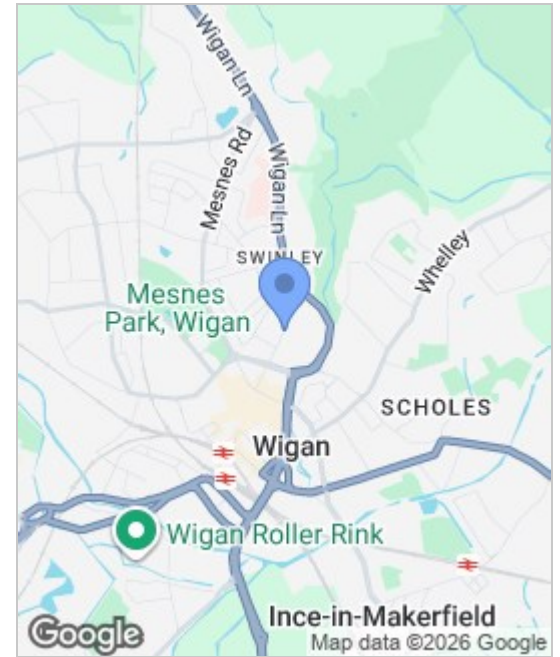
Ensuite

Bedroom 2

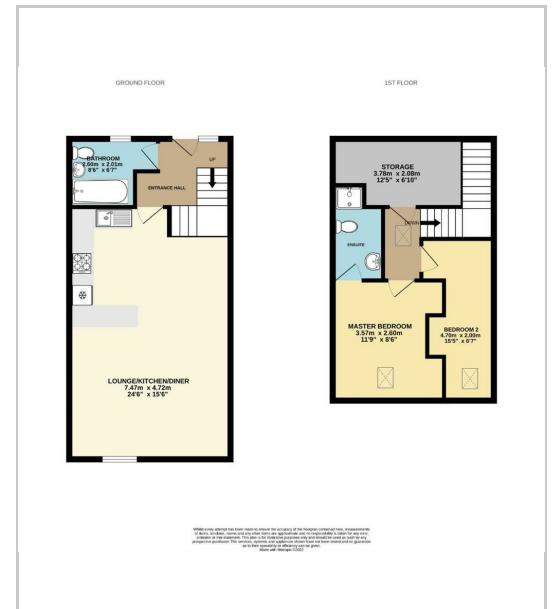
## EXTERNAL

Courtyard

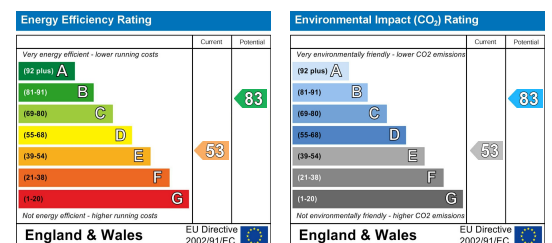
## Area Map



## 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 on behalf of the property.



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