



## 194 Warrington Road

Lower Ince, Wigan, WN3 4NB

**£725 PCM**



Sapphire Homes are delighted to offer To Let this well presented three bedroomed end terraced house offering close proximity to local amenities, schools, transport links and also within walking distance of Wigan town centre. The property is well presented throughout with neutral decor and tastefully presented. The accommodation briefly comprises briefly of entrance / vestibule, lounge with fire and surround, reception 2 / dining room, separate fitted kitchen with access door leading to the rear garden and bathroom with three piece suite in white with shower over bath. To the first floor there are three generous bedrooms. The property is warmed by gas central heating and also benefits from double glazing and very small patio garden / path to the rear. Early internal viewings are highly recommended to appreciate this property in full. No Smokers.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

Bathroom

FIRST FLOOR

Landing

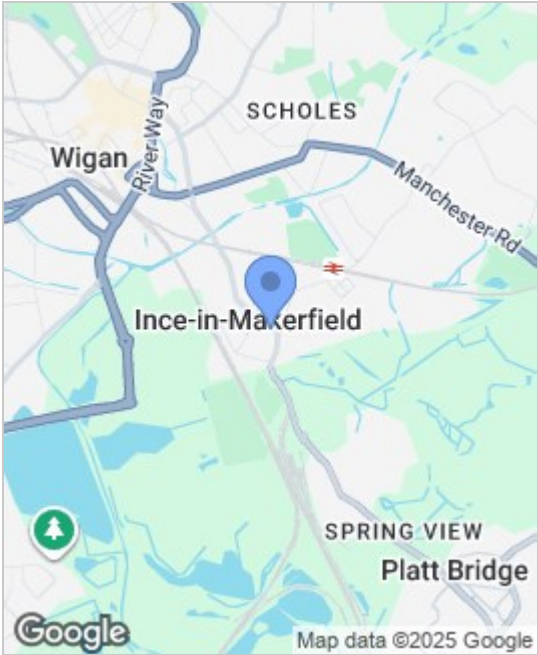
Bedroom 1

Bedroom 2

Bedroom 3

EXTERNAL

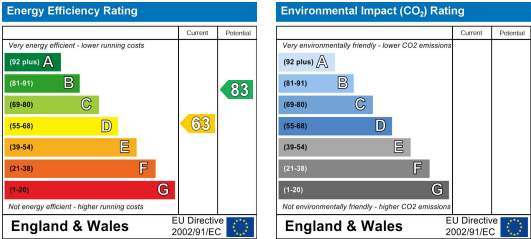
Area Map



Floor Plans



Energy Efficiency Graph



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