



40 Rylands Street

, Wigan, WN6 7BL

£850 PCM



Sapphire Homes are delighted to be in a position to offer For Rent this wonderfully presented and deceptively spacious 2 bedroom mid terraced property that is situated close to Wigan town centre as well as local schools, amenities and transport links. The accommodation briefly comprises of entrance / vestibule leading to a spacious lounge and to the rear elevation there is a further reception room which then leads into a spacious fitted kitchen / diner with door leading to the rear garden. To the first floor the landing provides access to two bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and is fitted with double glazing throughout and boasts a newly refreshed and tasteful décor. Eternally the property has a low maintenance garden to the front and generous rear garden which enjoys a sunny aspect and is perfect for entertaining friends and family. Would suit couple or small family and early internal viewings are highly recommended to appreciate in full. No Smoking.



GROUND FLOOR

Entrance / Vestibule

Lounge

Reception 2

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

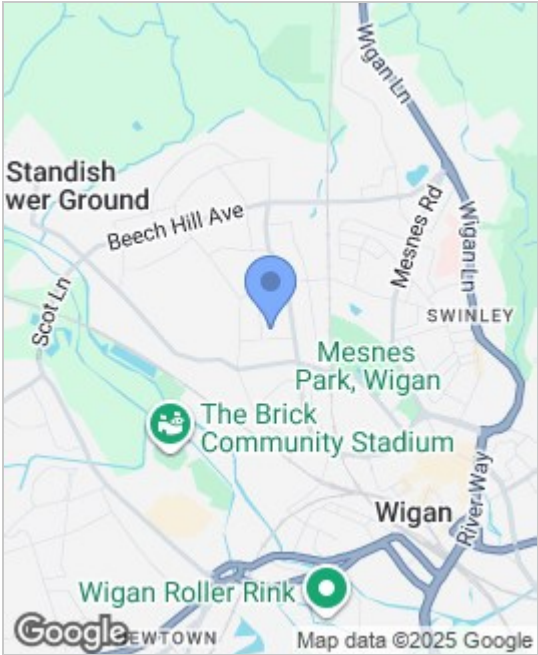
Bedroom 2

Bathroom

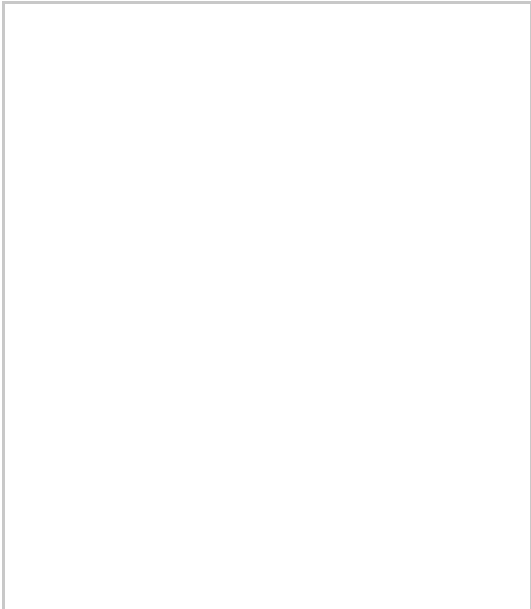
EXTERNAL

Rear Garden

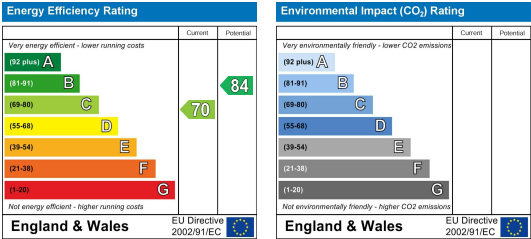
Area Map



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 them as a 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.

