



## 203 Wigan Lower Road

Standish Lower Ground, Wigan, WN6 8LD

**£800 PCM**



Sapphire Homes are pleased to be in a position to offer For Rent this newly refurbished 2 bedroom mid terraced property in popular residential location that must be internally viewed to be appreciated in full. The location of the property is in a popular residential location and is situated close by to local schools, churches, amenities and only a short drive to transport and commuter links. The accommodation briefly comprises of spacious lounge and to the rear elevation there is a brand new modern fitted kitchen with door leading to the rear garden and downstairs bathroom with brand new fitted bathroom with 3 piece suite and shower over bath. To the first floor the landing provides access to two generous bedrooms. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and double glazing throughout. Externally the property is pavement fronted and to the rear there is newly landscaped garden with patio garden with perimeter fencing and rear gated access. Early internal viewings are highly recommended to appreciate this wonderful property. No Smoking.



GROUND FLOOR

Lounge

Kitchen

Inner Hallway

Bathroom

FIRST FLOOR

Landing

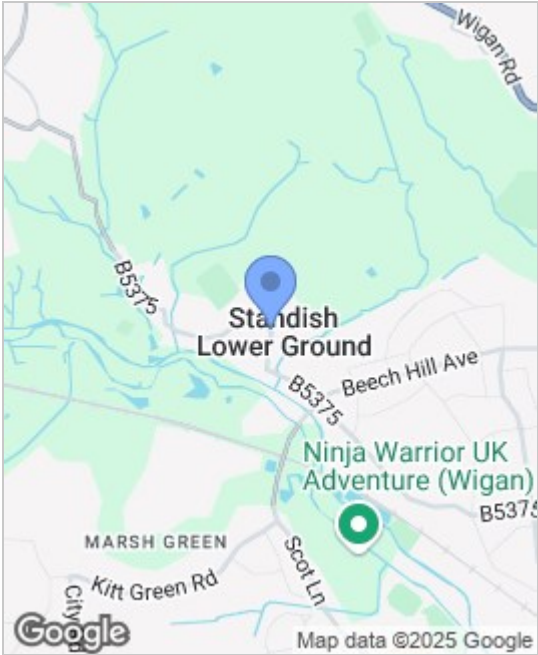
Bedroom 1

Bedroom 2

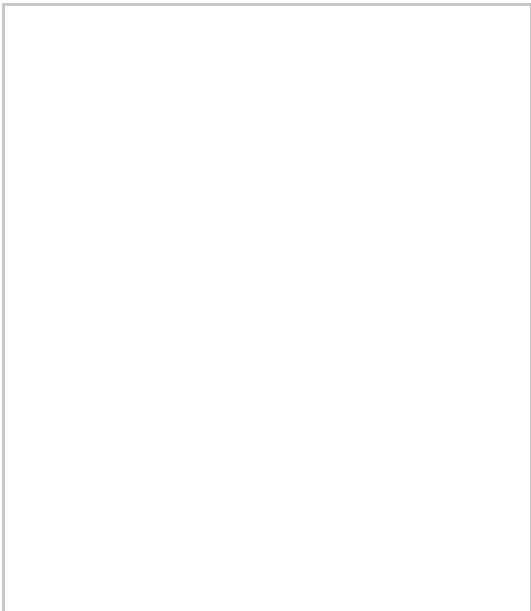
EXTERNAL

Rear Garden

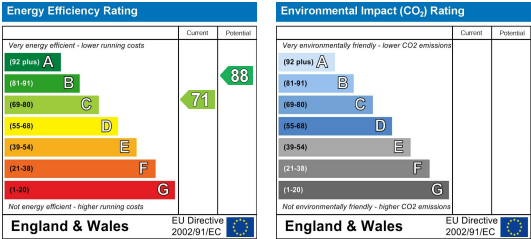
Area Map



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 on or warrant the property.

