



## 6 Everest Place

Swinley, Wigan, WN1 2EE

**£975 PCM**



Sapphire Homes are delighted to be in a position to offer TO LET this spacious 2/3 bedroom semi detached family home in popular residential location close to local amenities and transport links. The living accommodation is presented to good standard throughout and comprises of entrance / hallway, lounge, dining room leading through to the large conservatory, modern fitted kitchen, 2 double bedrooms with a third bedroom accessed off one of the rooms and a family bathroom with modern 4 piece suite with separate shower and corner bath. The property is warmed by Gas Central Heating and boasts UPVC double glazing and a neutral decor throughout. Externally there is a block paved driveway to the front of the property which offers off road parking and to the rear is a private enclosed garden with perimeter fencing, lawn area and patio. Early internal viewings are highly recommended. No Pets. No Smokers.



## GROUND FLOOR

Entrance / Hallway

Reception 1

Reception 2

Conservatory

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

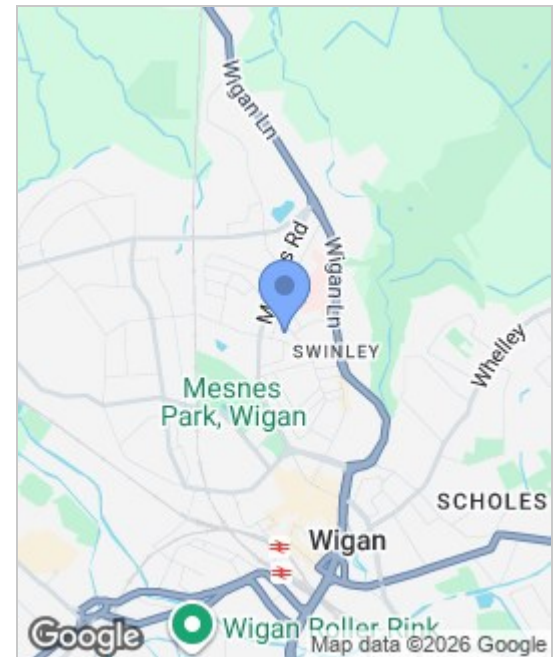
Bedroom 3 / Study / Walk in Robe

Family Bathroom

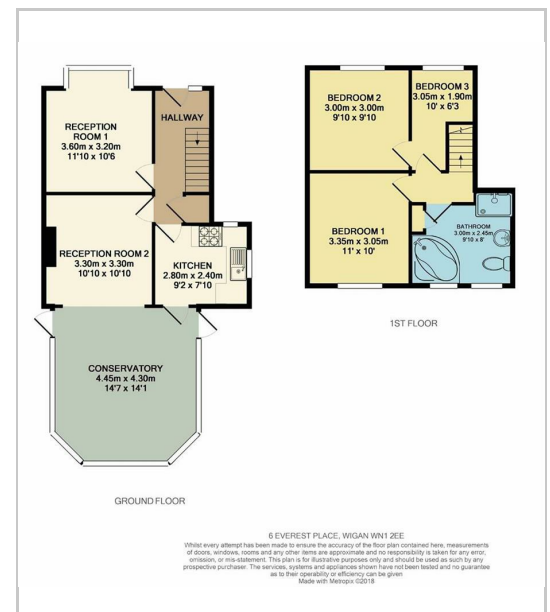
## EXTERNAL

Rear Garden

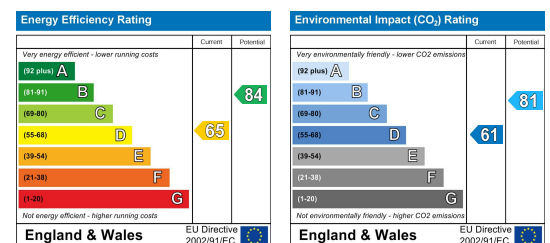
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in relation to the property.



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