



11 Lee Lane

Abram, Wigan, WN2 5QU

£1,400 PCM



Sapphire Homes are delighted to offer For Rent this large and deceptively spacious family home which was built in 1911 and has been expertly modernised to an immaculate standard both internally and externally and offers well appointed living for a family whilst retaining endless amounts of character fused with modern finishing's. The property is also in a popular residential location and offers close proximity to local schools, amenities and transport links. In brief the accommodation comprises a welcoming entrance / hallway, three large reception rooms, luxury modern fitted kitchen with range cooker and there is also a separate utility room and downstairs bathroom with three piece shower suite in white. To the first floor the landing provides access to three generous bedrooms with the master having a walk in robe and an ensuite shower room and there is a family bathroom and separate W.C. also accessible from the landing. The property is warmed by Gas Central Heating and also boasts a modern décor, UPVC double glazing and an impressive finish. Externally the property provides good size gardens to the front and rear and a private driveway providing off road parking for multiple vehicles. Early internal viewings on this property are recommended to appreciate this wonderful family home. No Smoking.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

Orangery

Utility Room

Downstairs Bathroom

FIRST FLOOR

Landing

Master Bedroom

Walk in Robe

Ensuite

Bedroom 2

Bedroom 3

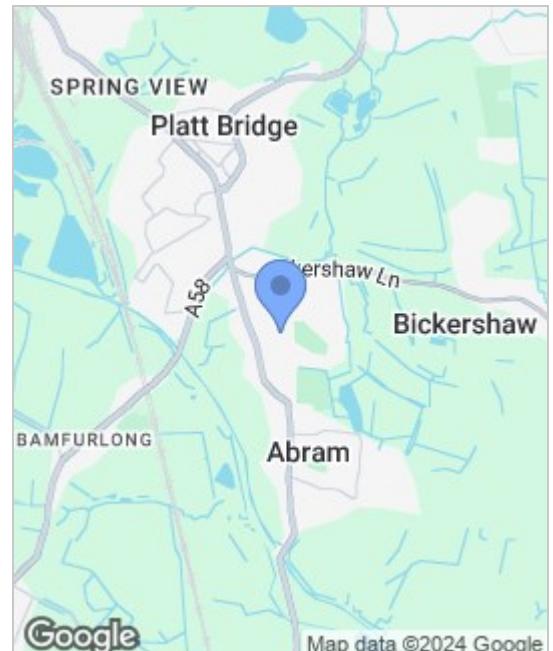
Bathrooom

W,C,

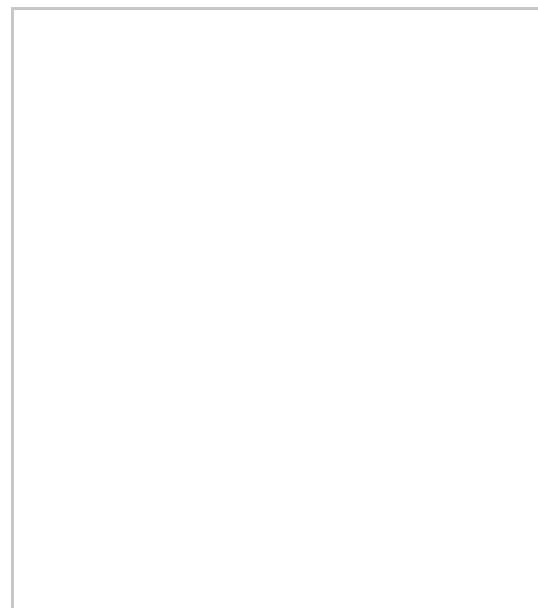
EXTERNAL

Rear Garden

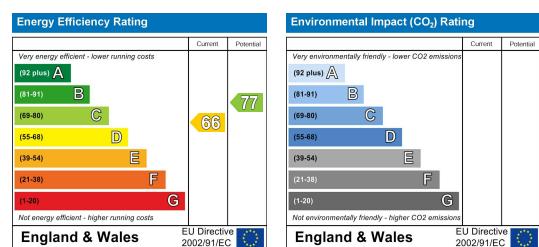
Area Map



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 containing representations 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 respect of this property.

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