



## 36 Moor Avenue

Appley Bridge, Wigan, WN6 9JS

**£1,000 PCM**



**\*\*AVAILABLE 7th AUGUST\*\*** Sapphire Homes are delighted to offer For Rent this wonderfully presented 3 bedroom semi detached family home that is situated in a popular location that is close to local schools, amenities & transport links included the M6 motorway and all the networks this provides access too as well as being a brief walk into the heart of Appley Bridge Village. The accommodation briefly comprises entrance / hallway leading to spacious lounge with through dining room and access to separate modern fitted kitchen which has a door leading to the rear garden. To the first floor the landing offers access to three good sized bedrooms and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from UPVC double glazing throughout as well as a tasteful décor. Externally the property has a rear garden with large patio area, perimeter fencing and garage. To the front elevation there is a low maintenance garden with lawn and off road parking to the side elevation. Early internal viewings are highly recommended to appreciate in full. No Smoking.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

Bathroom

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

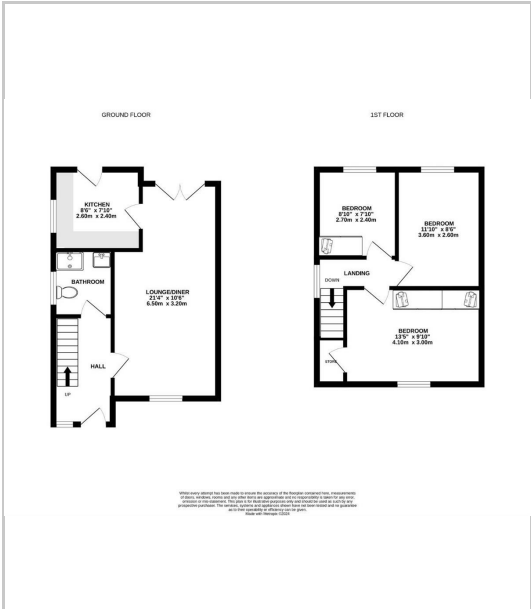
EXTERNAL

Rear Garden

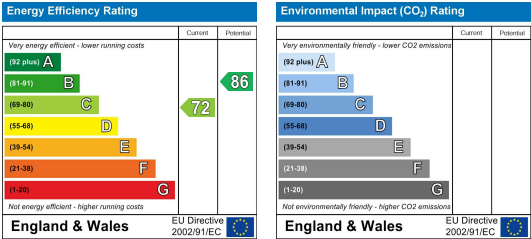
Area Map



Floor Plans



Energy Efficiency Graph



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