



239 Hodges Street

Springfield, Wigan, WN6 7JQ

£1,100 PCM



Sapphire Homes are pleased to be in a position to offer For Rent this impressive and recently modernised 3 bedroom semi detached property in popular residential location that must be internally viewed to be appreciated in full. The location of the property is in a sought after location and is situated close by to local schools, churches, amenities and only a ten minute walk to Wigan town centre as well as a five minute walk to Mesnes Park. The accommodation briefly comprises of entrance / hallway leading to a spacious lounge, dining room / reception 2 and to the rear there is a modern fitted kitchen with access to the side elevation. To the first floor the landing provides access to 3 good sized bedrooms and a modern fitted bathroom with two piece suite in white with shower over bath and separate W.C. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and double glazing throughout. Externally there are landscaped low maintenance gardens to the front which provides off road parking and to the rear there is a large established garden with lawn, shed, well stocked borders and patio area. Early internal viewings are highly recommended to appreciate this wonderful property. No Smoking.



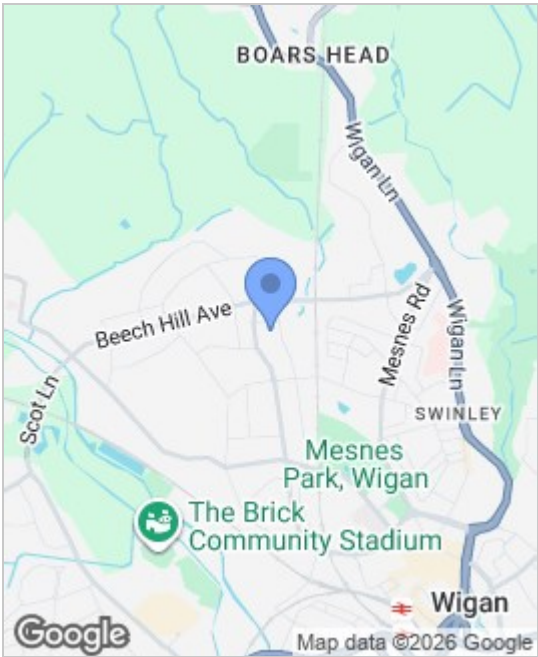
GROUND FLOOR

- Entrance / Hallway
- Lounge
- Reception 2 / Dining Room
- Kitchen

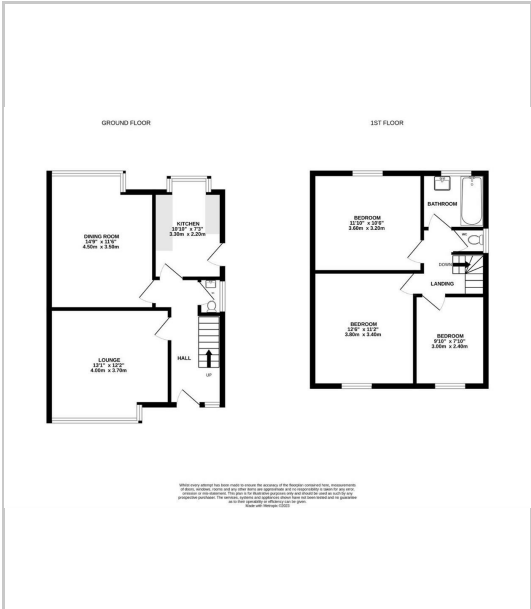
FIRST FLOOR

- Landing
 - Bedroom 1
 - Bedroom 2
 - Bedroom 3
 - Bathroom
- EXTERNAL
- Rear Garden

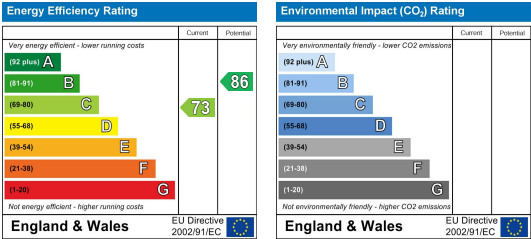
Area Map



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

