



## 7 Lilac Road

, Golborne, WA3 3SL

**£775 PCM**



Sapphire Homes are delighted to be in a position to offer For Rent this well presented 2 bedroom end terraced house which is situated in the heart of Golborne with easy access to the M6 and A580 and all local amenities as well as local schools and transport links. In brief the accommodation comprises of entrance / hallway, spacious lounge with dining area and separate modern fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to two double bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a modern tasteful décor throughout. Externally there is a garden area to the front with off road parking and there are generous gardens to the side and rear elevation which offers lots of potential for keen gardeners. Early internal viewing is highly recommended to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge / Diner

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

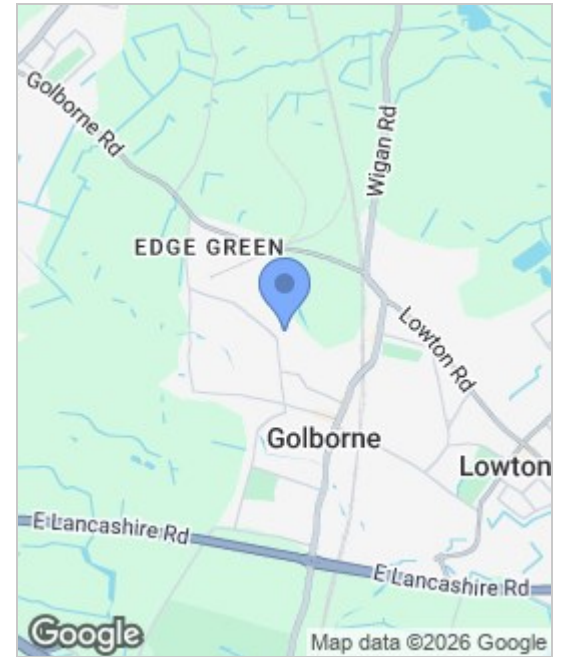
Bedroom 2

Bathroom

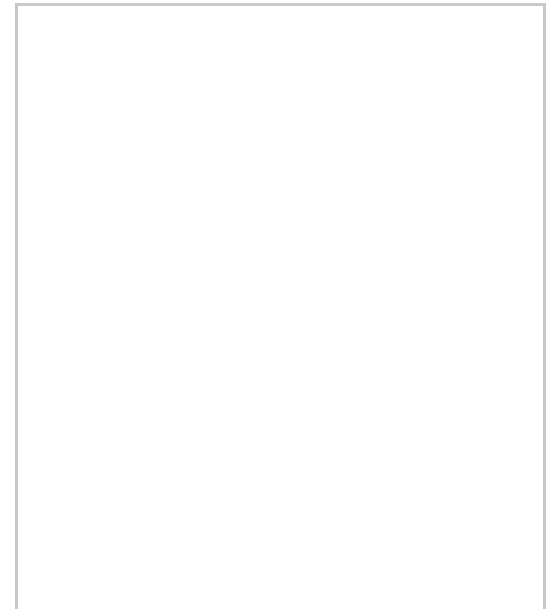
## EXTERNAL

Rear Garden

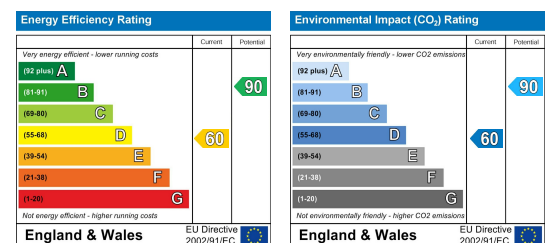
## Area Map



## 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.

