



485 Ormskirk Road

Pemberton, Wigan, WN5 9LQ

£750 PCM



Sapphire Homes are pleased to offer To Let this wonderfully presented 2 bedroom bay fronted mid terraced property in popular residential location that offers close proximity to local schools, amenities and transport links including the M6 and M58 as well as being a short walk to Pemberton Train Station. In brief the accommodation comprises of spacious lounge and to the rear elevation there is a modern fitted dining / kitchen with access to the rear garden. To the first floor there is a landing with access to 2 good sized bedrooms and bathroom with modern 3 piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from a modern tasteful décor throughout and Double Glazing throughout. To the front elevation there is a low maintenance garden area and to the rear the garden enjoys a sunny aspect with a generous garden having patio area, lawn, perimeter fencing and rear gated access which could be parking for a small vehicle. Would suit professional, couple or small family. No Smoking.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

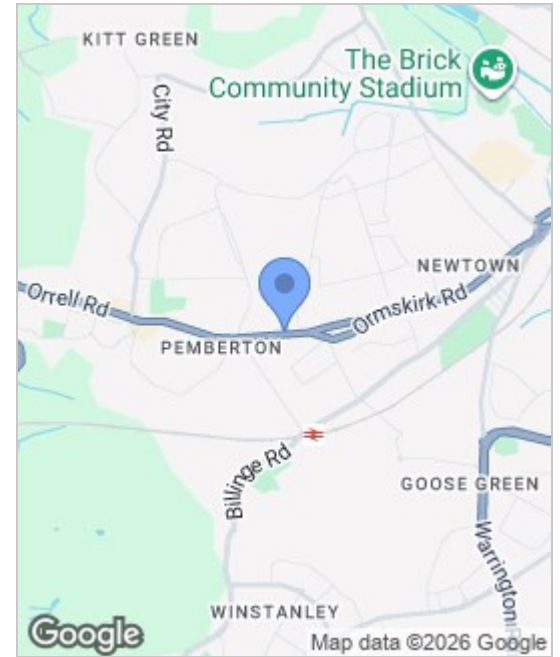
Bedroom 2

Bathroom

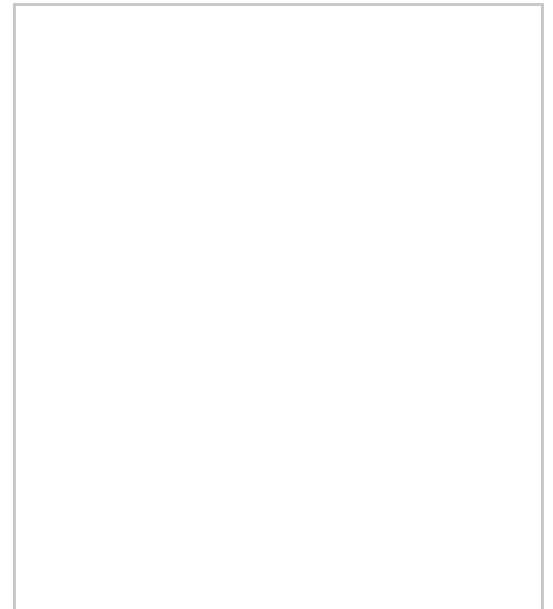
## EXTERNAL

Rear Garden

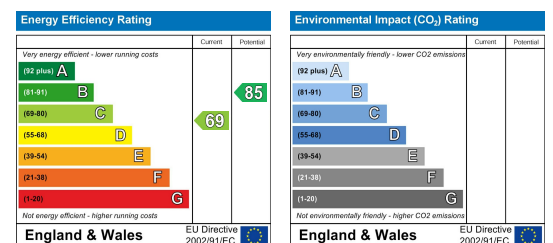
## Area Map



## 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.

