



## 298 Preston Road

Standish, Wigan, WN6 0NY

**£825 PCM**



Sapphire Homes are delighted to be in a position to offer To Let this deceptively spacious and well presented 2 bedroom mid terraced property close to the heart of Standish which also benefits from being situated close to local schools, amenities & transport links including a short drive from Junction 27 of the M6 motorway. The accommodation has recently undergone a schedule of improvements from the current owner and briefly comprises of entrance / hallway leading to spacious lounge, dining room / reception 2 and to the rear elevation there is a separate fitted kitchen with door providing access to the rear garden. To the first floor there are two spacious 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 double glazing, a neutral décor and newly fitted flooring. The property is perfectly suited to professional, couple or small family and early internal viewing is a must to appreciate in full. No Smokers.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

## FIRST FLOOR

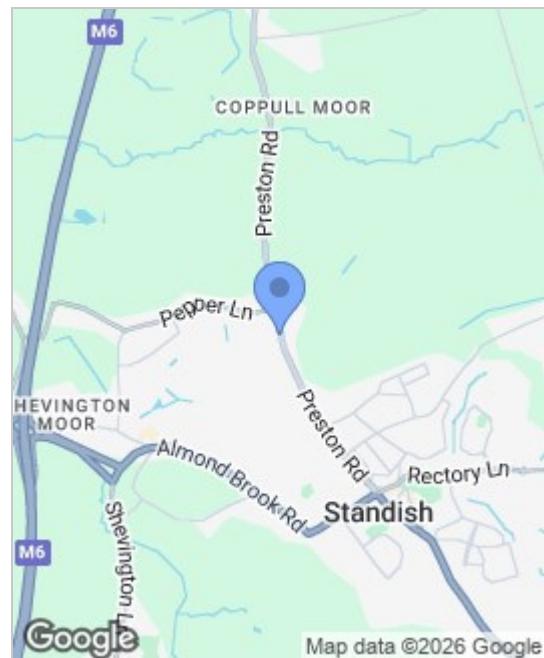
Landing

Bedroom 1

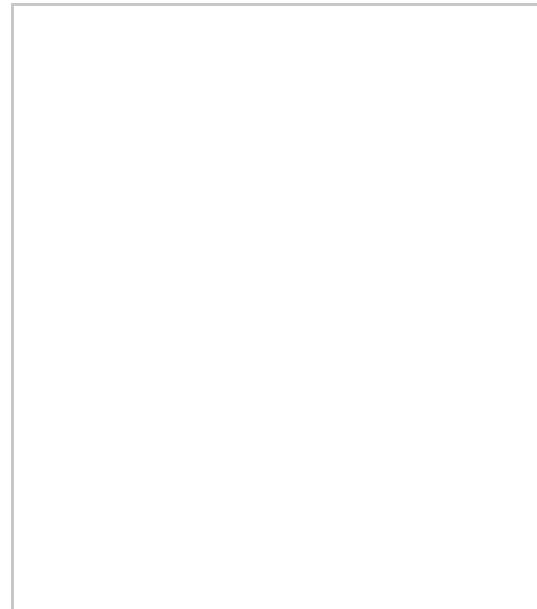
Bedroom 2

Bathroom

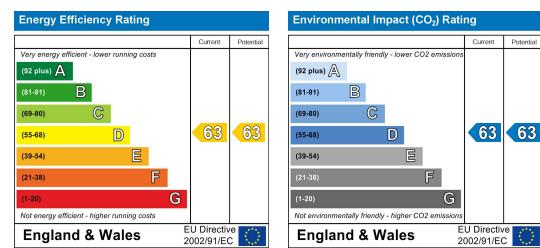
## Area Map



## 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 the property.

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