



## 43 Clevedon Drive

, Wigan, WN3 6AF

**£1,250 PCM**



Sapphire Homes are delighted to offer For Rent this newly refurbished and deceptively spacious 3 bedroom semi detached family home located in a much sought after location in Highfield and is within walking distance to local schools, local amenities and transport links including the motorway network and Pemberton train station. The property is beautifully presented throughout and in brief comprises of entrance / hallway, lounge, brand new modern fitted kitchen with dining area, a further reception room and to the first floor there are three well appointed bedrooms and there is a family bathroom with brand new modern three piece suite in white. The landing also has ladder access to a further room which could be a playroom / storage or office space. The property is warmed by Gas Central Heating and also benefits from a modern tasteful decor and UPVC double glazing throughout. Externally there are gardens to the front with driveway proving off road parking and to the rear there is a low maintenance enclosed garden which has a patio area and gravel stone with perimeter fencing. This property would suit family and early internal viewings are highly recommended to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Reception 2 / Office / Playroom

## FIRST FLOOR

Bedroom 1

Bedroom 2

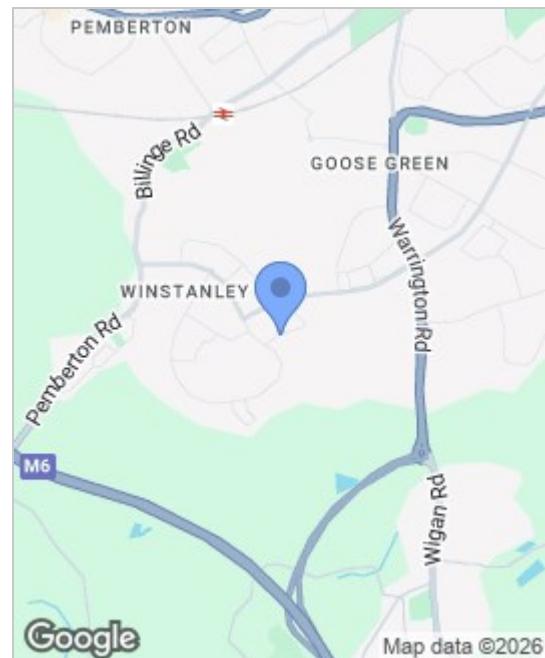
Bedroom 3

Loft Room

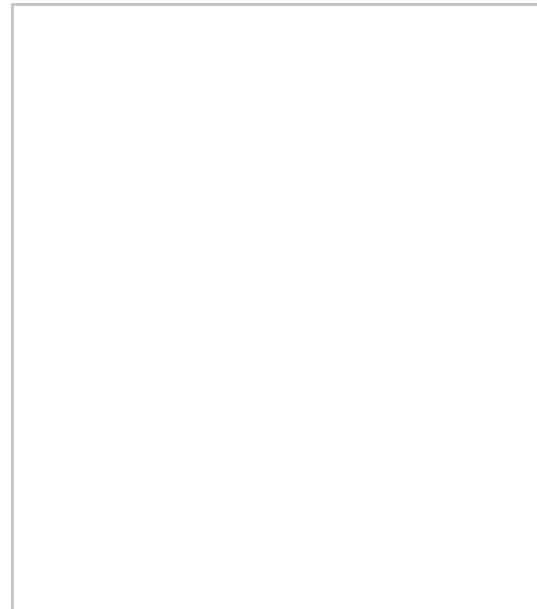
## EXTERNAL

Rear Garden

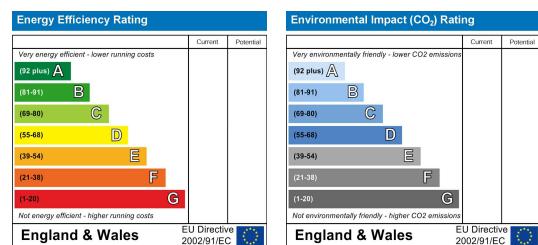
## Area Map



## 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 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 this property.

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