



## 9 Duke Street

Goose Green, Wigan, WN3 6QX

**£750 PCM**



Sapphire Homes are delighted to offer this well presented two-bedroom terraced property close to local schools, amenities and transport links and would be suitable for professional, couple or small family. The accommodation briefly comprises of entrance / hallway leading to lounge, separate dining room / reception 2 and separate fitted kitchen. To the first floor there are two good sized bedrooms and a fitted bathroom with shower over bath. The property is warmed by Gas Central Heating and benefits from a newly refreshed decor as well as UPVC double glazing throughout. Externally there is a low maintenance rear garden and there is on street parking. Early viewing is recommended to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining / Reception 2

Kitchen / Diner

## FIRST FLOOR

Landing

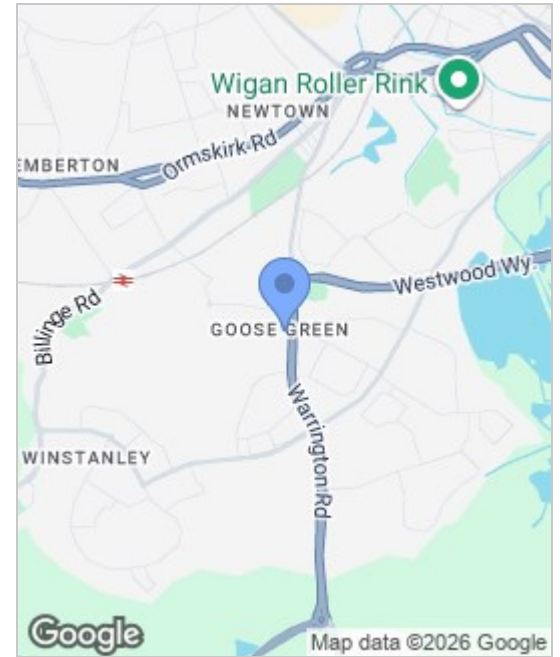
Master Bedroom

Bedroom 2

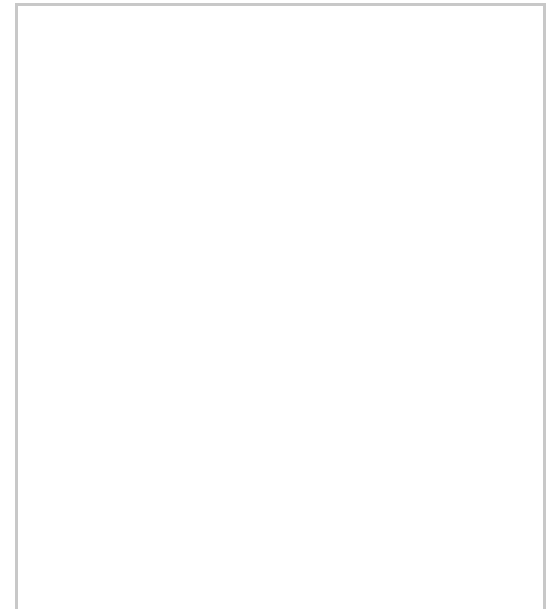
Bathroom

## EXTERNAL

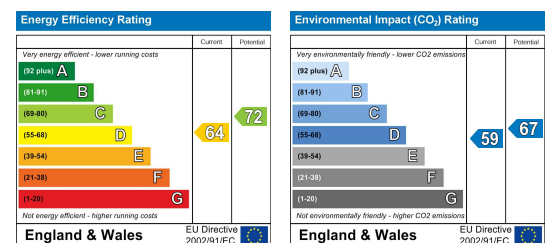
## Area Map



## 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.

