



60 Rylands Street

Springfield, Wigan, WN6 7BG

£1,150 PCM



Sapphire Homes are pleased to be in a position to offer For Rent this impressive and newly refurbished extended 3 bedroom end terraced property in popular residential location that must be internally viewed to be appreciated in full. The location of the property is in a sought after location and is situated close by to local schools, churches, amenities and only a ten minute walk to Wigan town centre. The accommodation briefly comprises of entrance / vestibule leading to a spacious bay fronted lounge and to the rear elevation there is a stunning open plan luxury fitted kitchen with integrated appliances and dining area with further living area and French doors leading to the rear garden. To the first floor the landing provides access to 3 good sized bedrooms and a brand new luxury fitted bathroom with high quality fixtures and fittings. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and double glazing throughout. Externally there are expertly landscaped low maintenance gardens to the front and rear and early internal viewings are highly recommended to appreciate this wonderful property. No Smoking.



Rear Garden

GROUND FLOOR

KITCHEN/ENDINER
22'2" x 9'0"
6.75m x 2.75m

RECEPTION
13'11" x 12'6"
4.25m x 3.80m

STORE

RECEPTION
14'9" x 13'11"
4.50m x 4.25m

HALL

1ST FLOOR

BEDROOM
7'2" x 5'5"
2.18m x 1.56m

BEDROOM
12'6" x 7'10"
3.80m x 2.40m

BATHROOM

BEDROOM
13'11" x 9'0"
4.25m x 2.75m

LANDING

While every attempt has been made to ensure the accuracy of the floorplan construction, measurements of plan, section, stairs and any other thing are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used for the perspective or location. The services, systems and equipment shown have not been tested and no guarantee is given for their operability or performance in the future.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 81, Potential: 76

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 81, Potential: 76

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2006/94/EC



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