



## 11 Clifton Street

Swinley, Wigan, WN1 2BU

**£925 PCM**



Sapphire Homes are delighted to offer For Rent this large 3 bedroom bay fronted terraced property that is located within walking distance of Wigan town centre and a few minutes walk from Wigan Infirmary, outstanding local schools, amenities and transport links including the train and bus station for those requiring commuter links. The property briefly comprises of a welcoming entrance / hallway leading to a spacious lounge with modern fire and surround and to the rear is a large reception / dining with French doors leading to the rear garden and a fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to three well appointed bedrooms and there is a family bathroom with modern four piece suite in white with walk in shower and freestanding bath. The property is warmed by Gas Central Heating and benefits from Double Glazing and a modern tasteful décor. Externally there is a low maintenance front garden with brick perimeter wall and gate and to the rear elevation there is an enclosed patio garden with small brick outhouse / shed offering storage. The property is suited to couple or family and early internal viewings are highly recommended to appreciate this lovely family home. No Smoking.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

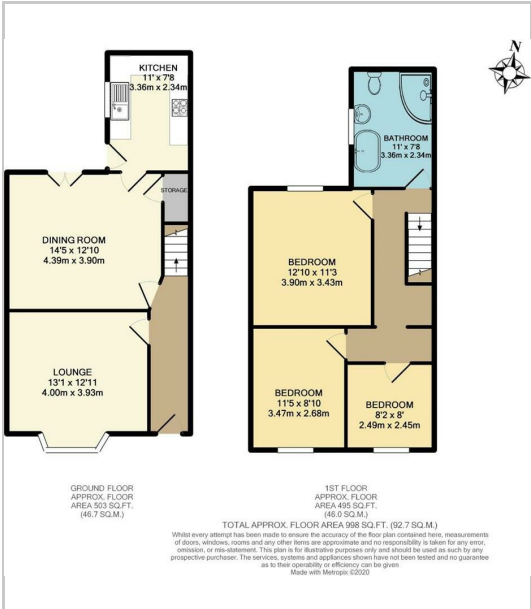
EXTENRAL

Rear Garden

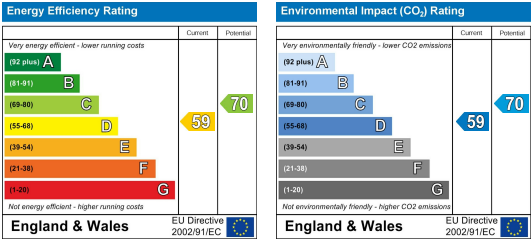
Area Map



Floor Plans



Energy Efficiency Graph



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