



## 3 Scott Street

, Wigan, WN6 7DL

**£875 PCM**



Sapphire Homes are delighted to offer For Rent this newly refurbished 3 bedroom mid terraced house which is close to the town centre and convenient for local shops, transport links, schools, and a short distance from Mesnes Park and the town centre. Internally the accommodation briefly comprises of a lounge with through dining room / reception 2 and a brand new separate modern fitted kitchen with integrated appliances and door which provides access to the rear garden. To the first floor there are two good sized bedrooms and a family bathroom with brand new 3 piece suite in white and shower over bath and to the top floor is a large master bedroom. The property benefits from double glazing throughout and is warmed by gas central heating as well as boasting a tasteful decor and brand new flooring throughout. To the rear there is a low maintenance patio garden with gated access. Internal viewing is highly recommended to appreciate in full. No Smokers.



## GROUND FLOOR

Lounge

Dining Room

Kitchen

## FIRST FLOOR

Landing

Bedroom 2

Bedroom 3

Bathroom

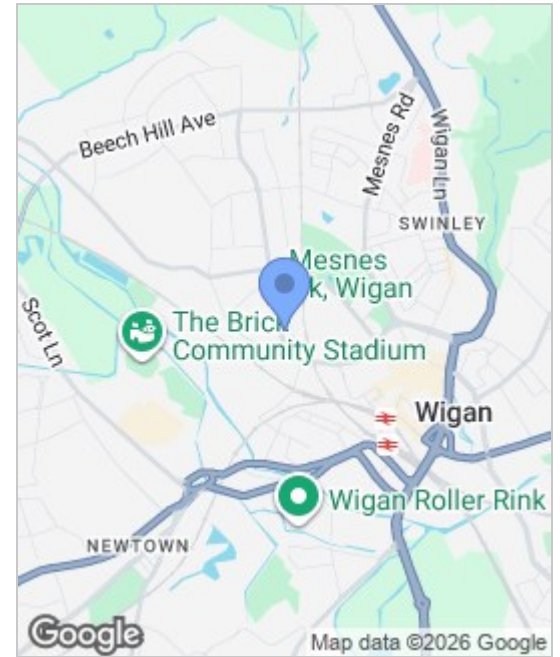
## SECOND FLOOR

Bedroom 1

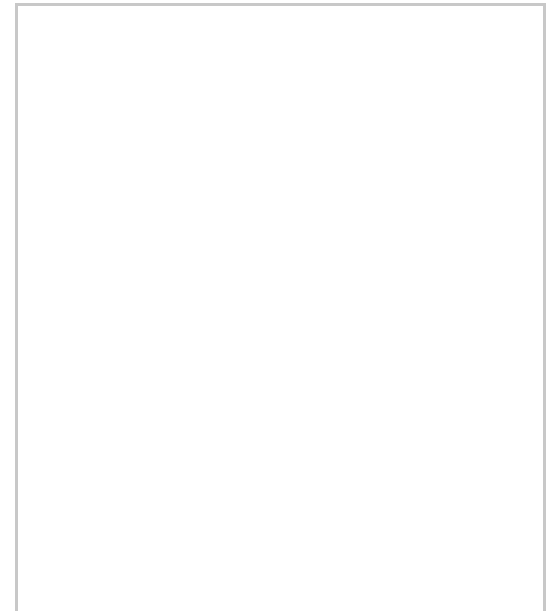
## EXTERNAL

Rear Garden

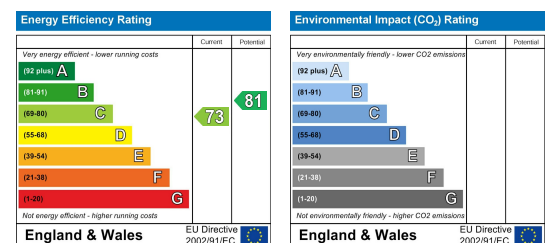
## Area Map



## 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 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.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX  
T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

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