



## 9 Winifred Street

Ince, Wigan, WN3 4SD

**£795 PCM**



Sapphire Homes are delighted to offer For Rent this well presented 2 bedroom mid terraced property that is located in a popular residential location and is close to Wigan town centre, local schools and amenities as well as being a short walk from Ince Train Station for those requiring commuter links. The property briefly comprises of entrance / hallway, lounge with modern fire and surround, reception 2 / dining room and to the rear elevation there is a modern fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to 2 good sized double bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from a tasteful décor and double glazing throughout. To the front of the property is a small garden area with brick perimeter wall and gate. To the rear there is a low maintenance garden with patio area and rear gated access. The property would suit a couple or small family and early internal viewings are highly recommended to appreciate in full. No Smokers.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

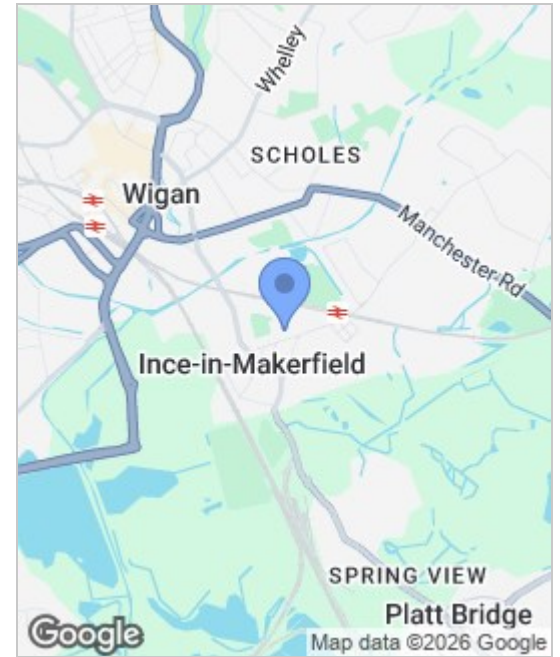
Bedroom 2

Bathroom

## EXTERNAL

Rear Garden

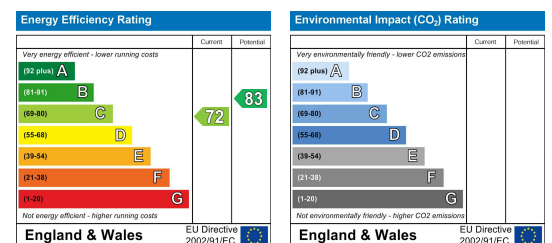
## Area Map



## 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.



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