



8 Norfolk Street

, Wigan, WN6 7BH

£1,200 PCM



Sapphire Homes are pleased to be in a position to offer For Rent this wonderfully presented 3 bedroom mid 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 / hallway leading to a spacious bay fronted lounge with gas fire and surround, dining room / reception 2 with French doors to the rear garden and to the rear elevation there is a spacious modern fitted kitchen with dining area and breakfast bar seating which also provides access to a downstairs wetroom. To the first floor the split level landing provides access to 3 good sized bedrooms with two benefitting from fitted robes and a fitted bathroom with three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and double glazing throughout. Externally there are low maintenance gardens to the front and rear and early internal viewings are highly recommended to appreciate this wonderful property. No Smoking.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen / Diner

Wetroom

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

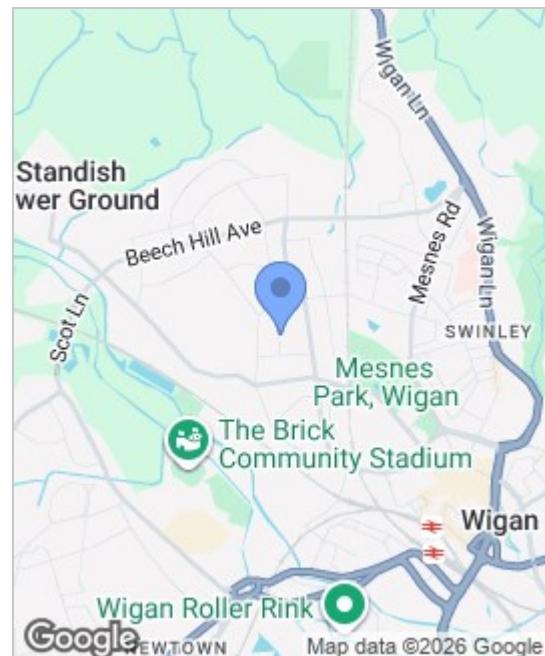
Bedroom 3

Bathroom

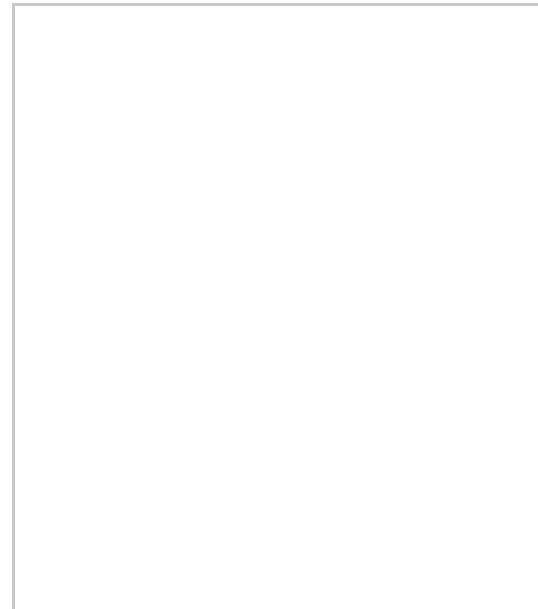
EXTERNAL

Rear Garden

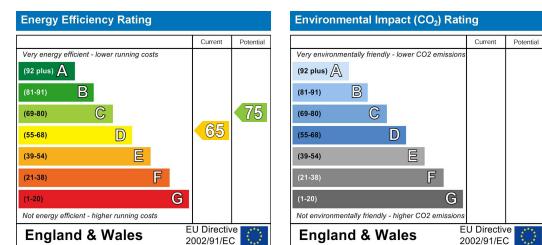
Area Map



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 them unless they have been satisfied after inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of this property.



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