



## 111 Diggle Street

Springfield, Wigan, WN6 7DZ

**£825 PCM**



Sapphire Homes are delighted to offer To Let this recently modernised two bedroom mid terrace situated in the heart of Springfield and in close proximity to a local park, a short walk to Wigan town centre, Mesnes Park as well as excellent local schools, amenities and transport links. The accommodation briefly comprises of entrance / hallway leading to lounge, separate dining room / reception 2 and brand new modern fitted kitchen to the rear elevation. To the first floor there are two spacious bedrooms and bathroom with a modern four piece suite in white with separate shower and bath. Externally the property is pavement fronted and to the rear is a private low maintenance garden with brick perimeter wall wall and rear gated access. The property is tastefully decorated throughout and also benefits from UPVC Double Glazing and is warmed by Gas Central Heating. Early internal viewing is highly recommended to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Master Bedroom

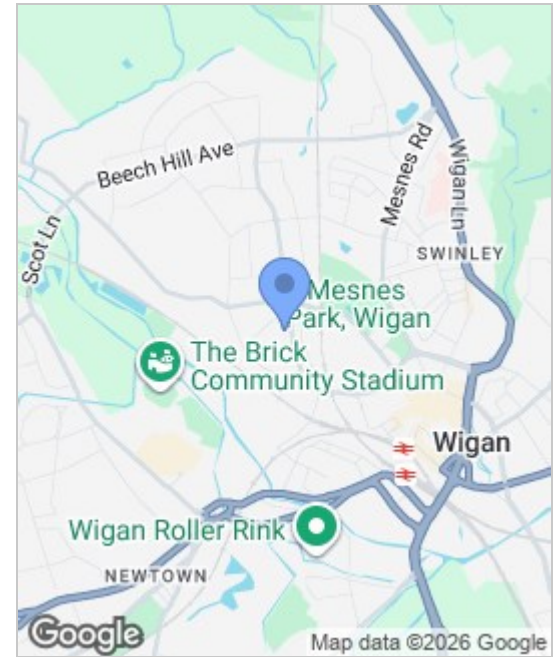
Bedroom 2

Bathroom

## EXTERNAL

Rear Garden

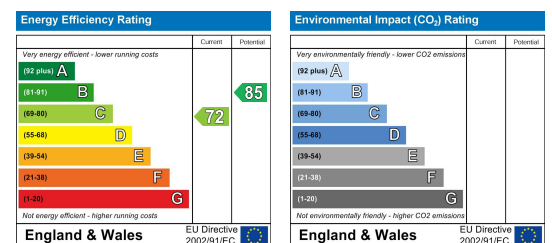
## Area Map



## 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.



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

*specialists in sales, Lettings & Property Investments*